



Downtown Community Planning Council San Diego
Meeting Agenda of the
Downtown Community Planning Council (“Downtown Planning”)
Board of Directors Meeting
June 21st, 2023, 5:30PM
12th Floor Committee Room, City Hall, 202 C Street, San Diego, CA, 92101
[Twitter](#) | [Instagram](#) | [TikTok](#)

You can email public comments to chair@downtownplanningsd.org, please write “PUBLIC COMMENT” in the subject line

- I. **Call to Order - 5:30 pm**
 - A. Roll Call & [Minutes Approval](#) pp. 3 - 7

- II. **Non-Agenda Public Comment - 5:32 pm**
Public comment will be limited to 1-minute per person if there are many speakers present. Maximum of 8 non-agenda public comment speakers at this time, additional speakers can speak after the Chair’s Report.

- III. **Community Reports - 5:40 pm**
 - A. DSD’s Urban Division, Mayor’s Office, Councilmember Whitburn’s Office, Assemblymember Boerner’s Office, Senator Atkins’ Office, Supervisor Vargas’ Office, Downtown Partnership.

- IV. **Administrative Items - 5:55 pm**
 - A. Motto: “Planning a vibrant Downtown San Diego for all.” **Action Item**
 - B. [Development Impact Fees Priorities List](#) - Update pp. 8 - 45
 - C. Change the name of the “Pre-Design” to “Design Review” **Action Item**
 - D. Capital Improvement Program Priorities List - Update

- V. **Committee Reports - 6:05 pm**
 - A. Pre-Design / Design Review - Chloé Lauer
 - 1. [Cedar Street Apartments: Coastal Development Permit](#) **Action Item** pp. 46 - 64
 - 2. [Two America Plaza: Recheck Required](#) **Action Item** pp. 65 - 75
 - 3. [639 Kettner: Coastal Development Permit](#) **Action Item** pp. 76 - 86

 - B. Public Spaces - Manny Rodriguez - 6:35 pm
 - 1. [Gallagher Square / Park at the Park Revamp](#) pp. 87 - 94
 - 2. [Waterfront Park Active Recreation Renovations](#) pp. 95 - 96
 - 3. Balboa Park Committee - Chris Eddy

 - C. Health, Sanitation, & Dignity - Terry Mcleary - 6:45 pm
 - 1. [County Grand Jury Report](#): Endorse Recommendations **Action Item** pp. 97 - 118

2. [City newly-added 13 Public Restrooms](#)

pp. 119

D. Communications - Brennan Doyle - 6:55 pm

1. [Social Media Status Report](#)

pp. 120

E. Chair's Report - Manny Rodriguez - 7:00 pm

1. Advisory Seat for Port of SD
2. Community Planners Committee Update - Bob Link
3. DCPC Appointment Process Information
4. DCPC Representative at Downtown Parking Management Group
5. CEQA Appeals
6. [Activating BOSA's 10th & G Surface Parking Lot](#)

pp. 121 - 122

VI. Adjournment - 7:10 pm

- A. Next Meeting: July 19th, 5:30PM, City Hall 12th Floor Committee Room

DRAFT Meeting Minutes of the
Downtown Community Planning Council
Wednesday, MAY 17, 2023, 5:30 PM
In-person at San Diego City Hall, 12th floor Conference Room,
Civic Center Plaza, San Diego, CA 92101

Due to scheduled City maintenance, online viewing & commenting was not available.

I. Call to Order: 5:35 p.m.

A. Roll Call & Approval of March Minutes.

1. Present: Manny Rodriguez (Chair), Chloé Lauer (Vice Chair), Bob Link (Secretary), Nima Bahrami, Brendan Bargmann, Chris Eddy, Greg Helmer, Terry McCleary, Jean Paul Schwarz, and Nancy Wilson-Ramon
2. Absent: Dan Wery, Emmett Cahill, Tyler Winslow, Craig Russell, Edward Kaen, and Aldo de Dominicis Rotondi
3. QUORUM: 10/16 members in good standing are present. There are three vacancies: Marina & Columbia Business seats and Gaslamp Resident seat.
4. April Minutes approved without any objections. McCleary, Bahrami abstained due to absence from the April meeting.

II. Serving as a Communications Link

- A. Invited Representatives from Elected Officials and local Organizations: Mayor Gloria, Councilmember Whitburn, Development Services Department - Urban Division, Assembly Member Tasha Boerner, Senator Toni Atkins, Downtown San Diego Partnership.
- B. Present with comments:
 - a. Emily Bonner (Whitburn):
 - i. Budget meeting 5/18 2:00pm, Hybrid
 - ii. Selected Safe Sleeping Sites are 20th & B, "O" Lot
 - iii. Unsafe camping ordinance at city council on June 13th.
 - b. Margaret Doyle (Boerner)
 - i. CA Budget review in process
 - ii. SB411 (Open Meetings) is on way to Assembly
 - iii. AB557 (Teleconferencing). Boerner voted yes, on way to Senate
 - iv. AB648 (Common Interest Development) Boerner voted yes, is at Senate
 - c. Kohta Zaiser (Mayor Gloria) re May budget revisions

- i. Streetlight repair contract awarded externally with permission of City Unions. Start anticipated soon. Streetlight funding is at DSD for permitting. Repairs will include protective shielding to reduce historical damages. Partners include selected City Electricians, Contractor, and Clean & Safe.
- ii. Pay Increases in Budgeted for Council
- iii. Unsafe Camping is on City Council Tuesday June 13th meeting
- iv. Safe sleeping sites is considered to be a companion bill to Unsafe Camping Ordinance as a comprehensive shelter plan, initial budget \$5M
- v. Projected capacity B&20th – 136 tents, ready in July, O lot 300 tents, projected fall 2023 ready as shelter site
- vi. Dozens of other sites under consideration include Sports Arena, Inspiration Point.
- vii. Housing Action 2.0 to be head by Planning on June 1st, followed by LUH
- viii. Question Responses:
 1. (Manny) Montgomery Airport and Sports Arena are outside CD3 and intended to be pursued following a model based on initial successes for non-Emergency circumstances. CALTRANS is responsible for camping along freeways. County has committed to being more participative Downtown. More porta potties are committed for Downtown (County).
 2. (JP) Cedar Street is not projected to be a safe camping site; fencing will be provided to provide privacy and minimize exposure to neighbors. Downtown Porta Potty locations will be on web / kiosks.
 3. (Wilson-Ramon) SDPD is committed and confident to enforcement. Plan is that with incentives and resources SDPD will not accept “no”. Will protect students walking through overpasses.
 4. (Bahrami) City is committed to perimeter security

- ix. Kohta in closing – Plan includes improvements in power washing (Clean & Safe), trash removal. City remains concerned with objections. Is asking for support.

III. Action Items

A. [Live Entertainment CUP for 815 5th Avenue](#)

1. Marco Polo Cortes presents on behalf of the business owner
 - a. 11 am - 1:45 am - hours of operation
 - b. Amplified music indoors only, doors closed
 - c. No residences to either side or above the location
 - d. Liquor license imposes constraints: ABC Conditions
 - e. 50/50 Rule food/beverage
 - f. 8 am - 12 pm curfew for use of outside space
 - g. 1 security officer for every 50 patrons
 - h. Acoustical study complete.
 - i. Complies with Community Plan
2. Motion to approve by _____
 - a. _____ second.
 - b. Link votes against, everyone else in favor.

B. New DCPC Domain & Email Addresses

1. Chair proposes email & domain ending in “DowntownPlanningSD.org”
2. Rodriguez motion to adopt email.
 - a. Wilson-Ramon second.
 - b. Unanimous approval.

C. Downtown Community Plan Update Committee Appointments

1. No volunteers. No action taken.

IV. Informational Items

A. Proposed Comments and Amendments to Downtown Community Plan

1. East Village Education Corridor - Link
 - a. Schools in the East Village, community leaders, and representatives from the City and County in talks to formalize an education corridor in the East Village.
 - b. Discussion to expand the Education Corridor from Barrio Logan to Roosevelt Middle.
 - c. Gary Smith recommended prioritizing safe routes to school as a potential Grant Program. Also highlighted that school crosswalks should be yellow.
2. Neighborhood centers from the community plan have not been

successful - Lauer

B. Civic Center Revitalization - Manny Rodriguez

1. Kohta Zaiser highlighted there are 6 blocks in the revitalization effort including City Operations Bldg, City Hall. The Surplus Land Act requires 25% be set aside for affordable housing.
2. NOA was issued in May 2023 for JULY 1, 2023 responses. Bidders were at expo 6/5/2023.
3. Civic Theater is included in the 6 block parcel. Question is whether to repair or replace. City recognizes economic impact in jobs and income. Schools prioritized the use of theater.
4. City planning long term lease of the 5 (not theater) blocks as an income opportunity. This is recognized as the first effort at revitalization.

V. Reports

A. Communications Committee - Brennan Doyle

1. Created instagram and TikTok accounts (@downtownplanningsd)
2. Ideas for content in the works.

B. Pre-Design Committee - Chloé Lauer

1. Next meeting will be reviewing a townhouse in the Marina, an apartment building in Little Italy, and a hotel in the Core Columbia District.

C. Public Spaces Committee - Manny Rodriguez

1. Balboa Park Committee Representative - Chris Eddy
 - a. Balboa Park redesign near completion
 - b. Casa del Prado modernization /historic implications pending consultant review
 - c. Twilight Concerts anticipated summer 2023
 - d. Botanical Garden Completion Early 2024
 - e. Auto Museum Exterior scheduled for June completion
 - f. Lawn Bowling refurbishment complete
2. East Village Green and Children's Park Progress
 - a. East Village green to open Spring 2025, Children's Park this July.

D. Chairperson's Report

1. Homelessness
 - a. Already discussed by the Councilmember and Mayor representatives.
2. 8th & Market
 - a. Notice of availability soon to go out for surplus land that failed to become a Ritz-Carlton.

VI. Board Members: Urgent / Non-Agenda Comments

- A. JP re CHARG (Cortez Hill) – focused on input to community plans, Park & Market Portland Loo – looked clean. Wilson Ramon commented on preference for process orientation, not line item review.
- B. Council Pres (Elo-Rivera) is considering sponsoring State Legislation to charge for toilet use – status unknown.
- C. Gary Smith highlighted 4 opportunities to submit budget recommendations
 - a. NOV 2025 – Fysical Facility Financing Plan
 - b. NOV 2023 – CIP, Capital Improvement Program, City Attny is poc. Community Planning Advisory Board
 - c. Clean & Safe
 - d. Parking District

VII. Adjournment. Next Meeting on June 21st, 5:30PM.

Public Facilities Financing Plan (PFFP)

The Downtown PFFP determines what our Development Impact Fees (DIF) are spent on. The last update was in 2014. The structure of how DIF funds are spent has been significantly modified by City Council and Downtown will have a considerably smaller DIF fund pool. The Planning Department will conduct outreach to determine a new PFFP and DCPC can help by identifying priorities. Below is the 2014 PFFP, you can find a high-resolution version of the PFFP document here: <https://www.sandiego.gov/planning/facilities-planning/plans/downtown>

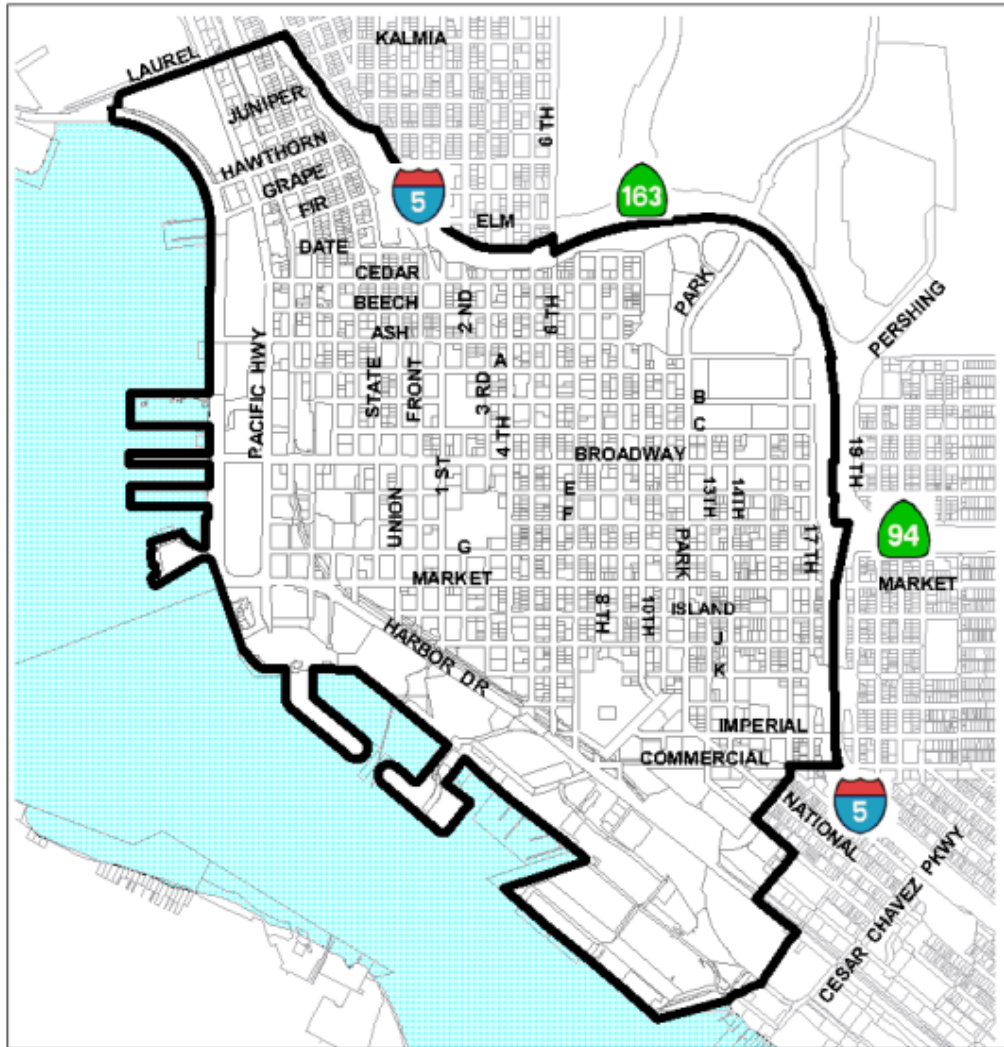
THE CITY OF SAN DIEGO

Downtown Community

Public Facilities Financing Plan and Development Impact Fee Fiscal Year 2015

Planning Department, Facilities Financing Program. This information will be made available in alternative formats upon request. To request a financing plan in an alternative format, call the Facilities Financing Program at (619) 533-3670. To view this document online, visit the City of San Diego website at: <http://www.sandiego.gov/facilitiesfinancing/plans/index.shtml>

Downtown Community Map



Mayor

Kevin Faulconer

City Council

Sherri Lightner, Council President Pro Tem, Council District 1
Ed Harris, Council District 2
Todd Gloria, Council President, Council District 3
Myrtle Cole Council District 4
Mark Kersey, Council District 5
Lorie Zapf, Council District 6
Scott Sherman, Council District 7
David Alvarez, Council District 8
Marti Emerald, Council District 9

City Attorney

Jan Goldsmith, City Attorney
Inga Lintvedt, Deputy City Attorney

Planning Department

Bill Fulton, Director
Tom Tomlinson, Assistant Director
Scott Mercer, Supervising Management Analyst
Megan Sheffield, Senior Management Analyst
Gloria Hensley, Principal Engineering Aide
Elena Molina, Administrative Aide

Downtown Community Planning Council

Core Columbia

Judith Meeks
Scott Morgan
Judy Radke

Little Italy

Luke Vinci
Laura Garrett, DCPC Chair
Michael Rosenbaum

Community Org. - Civic

Pat Stark
Sal Giametta

East Village

Pablo Collin
Vince Larson
Claudia Escala
Kyle Peterson
Bill Reynolds

Gaslamp Quarter

Bill Keller
Harold Clayton

Community Org. - Charitable

Monica Ball

Marina

Cynthia Blair
David Priver
Diana Clark
Jessica Cometa

Cortez Hill

Lindsay King
Dan Wery
James Lawson

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Chapter 1: Introduction

Authority

The General Plan for the City of San Diego was updated on March 10, 2008 by Resolution No. 303473; and new guidelines included the division of the City into two planning designations: Proposition A Lands and Urbanized Lands. Urbanized Lands include the developing communities, the central portion of San Diego and the remaining older sections of the City. The Downtown community is designated as an Urbanized Lands area.

Previous, Current and Future Public Facilities Financing Plan Updates

This Fiscal Year 2015 Downtown Public Facilities Financing Plan (Financing Plan) supersedes the Fiscal Year 2005 Centre City Financing Plan (adopted by Resolution No. R-300011). This Financing Plan is an update that reflects changes in the rate and amount of anticipated development, and changes in Development Impact Fee contributions to CIP projects. The City Council may amend this Financing Plan in the future to add, delete, substitute or modify a particular anticipated project to take into consideration unforeseen circumstances.

The community planning area is “Downtown”, previously “Centre City”. Throughout this Financing Plan, the community is referred to as the Downtown Community.

Purpose and Scope of Report

The Downtown Community totals approximately 1,450 acres, and is generally bound by Interstate 5 (I-5) to the north and east, and San Diego Bay to the south and west, as shown in **Figure 1**, located on the inside front cover.

The Downtown Community Plan (Community Plan) is a comprehensive policy guide for the physical development of the community. The Financing Plan identifies public facilities that are anticipated over the next 21 years when full community development (buildout) is expected, and serves to establish a financing strategy for the provision of those facilities, and to establish a Development Impact Fee for new development.

Development Forecast and Analysis

Through FY 2013, the Downtown Community has approximately 23,059 residential units. Based on 2010 Census data and construction activity thereafter, the FY 2013 population is estimated to be 39,430 residents. At buildout, the Community Plan anticipates a total of 53,100 residential dwelling units. Based on San Diego Association of Government (SANDAG) FY 2030 forecast of person-per-occupied household ratio of 1.71, at buildout the population is estimated at 90,801 residents.

At buildout, the Community Plan further anticipates non-residential development will include: 22,028,000 square feet (SF) of office use; 6,070,000 SF retail/commercial use; and 10,770,000 SF hotel use (17,950 rooms); for a total of approximately 38,868,000 SF. An analysis of present and projected development, and using the Community Plan as a guide, indicates that by the year 2035 approximately 30,041 additional residential dwelling units will be constructed, and the downtown population will increase by approximately 51,371 residents.

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Chapter 2: Existing Public Facilities and Future Needs

Transportation

The Downtown Community is served by a convenient grid-style street system, three freeways, numerous trolley stations, Greyhound Bus Station, Santa Fe Train Depot terminal, bicycle routes, and multiple bus routes that connect passengers to trolley, bus and train terminals.

Transportation facility projects included in this Financing Plan include street, transit, bicycle and pedestrian improvements, promenades and below grade parking structures under public facilities.

Park and Recreation

The Downtown Community is served by approximately 80 acres of parks and open space within the community boundary. It is anticipated that an additional 50 acres will be developed during the life of the Community Plan. In addition, the community is directly adjacent to a 1,200 acre regional park (Balboa Park including the San Diego Zoo), and the San Diego Bay.

The City of San Diego General Plan (General Plan) Park Guidelines include 2.8 acres of usable parkland per 1,000 residents, and include eligibility criteria for population-based park equivalencies which allow community park acreage credit for recreational facilities that are within or adjacent to residential development, as well as various other non-traditional park types. Park equivalencies within a community are to be evaluated as part of the preparation of an anticipated San Diego Parks Master Plan, or at the time of community plan update or amendment, or community-specific parks master plan. As the Downtown Community is vertical in nature, has limited remaining vacant land, and is adjacent to both the San Diego Bay and Balboa Park, it is anticipated that when a Parks Master Plan (or park planning guideline regarding implementation of park equivalencies) is completed, the Downtown Community and Financing Plans may be amended in regard to the requirements and provision of parks and recreational facilities.

Park and recreation facility projects included in this Financing Plan include new parks and improvements to existing parks; waterfront esplanade; freeway lids with park facilities and open space areas; construction of a swimming pool and recreational facilities.

Fire-Rescue

Fire protection for the Downtown Community is provided by two stations within the community boundary and three stations located in adjacent communities. Community locations and areas served include:

- No. 1 1222 First Ave.101; 92101 Downtown, Civic Core Centre
- No. 3 725 W. Kalmia St.; 92103 Uptown, North of Little Italy Neighborhood
- No. 4 404 Eighth Ave.; 92101 Downtown, East Village Ballpark Neighborhood
- No. 7 944 Cesar E. Chavez; 92113 Barrio Logan, South of Convention Center
- No. 11 945 25th St.; 92102 Golden Hill Community, East of East Village

Fire-Recue facility projects included in this Financing Plan include the addition of two new fire stations, one within the East Village Neighborhood (north of Broadway between 13th and 14th) and the other in the Pacific Highway corridor (east of Pacific Highway on Cedar Street).

Police and Library

The Downtown Community is served by the San Diego Police Department's Central Division, located at 2501 Imperial Avenue; and Police headquarters is located downtown at 1401 Broadway. No additional Police facility projects are included in this Financing Plan.

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The Downtown Community is served by the new Central Library at 330 Park Boulevard. No additional Library facility projects are included in this Financing Plan.

Timing and Cost of Facilities

The public facilities which may be financed by Downtown DIF funds are shown on the Project Summary Table beginning on page 7. DIF also funds administrative costs associated with the development, implementation and operation of the DIF program. Project categories include Transportation, Park and Recreation, and Fire-Rescue. Detailed descriptions of projects can be found on individual project sheets beginning on page 9.

This Financing Plan update includes an analysis, by each of the sponsoring City departments, of project costs for each anticipated public facility project. Since needed facilities are directly related to the growth rate of the community, construction schedules are contingent upon actual development within the community. Therefore, any slowdown in community development will require a modification to the schedule for providing anticipated public facilities.

Chapter 3: Development Impact Fee Calculation

The amount of DIF imposed on new development is based on the extent or degree to which each type of development generates a demand for various public facilities. For example, all development generates vehicular traffic and demand for fire-rescue services, and thus, on an equitable basis, should share in the cost of transportation and fire projects. Residential development also generates demand for park and recreation facilities. Non-residential development in the Downtown area also generates a demand for park and recreation facilities.

For each identified project, the portion of the project cost that is eligible to receive DIF funding is determined (DIF-eligible). By facility type, the DIF-eligible amounts are totaled, and along with an 8 percent charge to cover City administrative cost, make up the DIF fee component. This administrative cost covers a proportionate cost of the overall Facilities Financing Program, and personnel time spent on the administration of the Downtown DIF program by City staff including those outside of the Facilities Financing Program.

Transportation Component of DIF

Both residential and non-residential development generates demand for transportation facilities. Transportation facilities are dictated by traffic volume. Residential development impact fees are based on an Average Daily Trip (ADT) rate of 4 ADTs per multi-family residential unit, consistent with the San Diego Land Development Code Trip Generation Manual's Table 5 Centre City Cumulative Trip Generation Rates. Non-residential development impact fees are based on gross building area (GBA) and the number of ADTs generated by the development. The ADT rate applied to each building permit fee calculation will be that as listed in the most current version of the Trip Generation Manual Table 5 in effect on the date of building permit issuance.

At buildout, the community is anticipated to generate 1,546,470 ADTs. The FY 2015 DIF basis for Transportation projects is \$496,598,876, including 8% administrative costs. This cost, divided by 1,546,470 ADTs, results in transportation DIF of \$1,284 per residential unit and \$321 per ADT generated by non-residential development.

Park and Recreation Component of DIF

Both residential and non-residential development generates a demand for park and recreation facilities. Non-residential development impact fees are based on an average cost per 1,000 SF of gross building area. Residential impact fees are based on an average cost per dwelling unit. For

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purposes of fee calculation, all development is counted in terms of Equivalent Dwelling Units (EDUs). One residential dwelling unit equals one EDU, and at buildout the community is anticipated to have 53,100 dwelling units, or 53,100 EDUs. At buildout the community is anticipated to have 38,868,000 SF of non-residential development, and using a standard equivalency factor of .34 (the Park and Recreation equivalency between 1 dwelling unit and 1,000 SF of non-residential development), non-residential development is anticipated to have 13,215 EDUs. Therefore, for calculation of the Park and Recreation component of the DIF fee, the total number of community EDUs at buildout is 66,315.

The FY 2015 DIF basis for Park and Recreation projects is \$354,602,026, including 8% administrative costs. This cost, divided by 66,315 EDUs results in a park and recreation DIF of \$5,347 per residential unit and \$1,818 per 1,000 SF of non-residential development.

Fire-Rescue Component of DIF

Both residential and non-residential development generates a demand for fire-rescue facilities. Non-residential development impact fees are based on an average cost per 1,000 SF of gross building area. Residential impact fees are based on an average cost per dwelling unit. For purposes of fee calculation, all development is counted in terms of Equivalent Dwelling Units (EDUs). One residential unit (unit) equals one EDU, and at buildout the community is anticipated to have 53,100 units, or 53,100 EDUs. At buildout the community is anticipated to have 38,868,000 SF of non-residential development, and using a standard equivalency factor of .7 (the fire-rescue equivalency between 1 dwelling unit and 1,000 SF of non-residential development), non-residential development is anticipated to have 27,208 EDUs. For calculation of the Fire-Rescue component of the DIF fee, the total number of community EDUs at buildout is 80,308.

The FY 2015 DIF basis for Fire-Rescue projects is \$91,197,119, including 8% administrative costs. This cost, divided by 80,308 EDUs results in a fire-rescue DIF of \$1,136 per residential unit and \$795 per 1,000 SF of non-residential development.

DIF Fee Schedule

By combining facility-specific impact fee components, a DIF Fee Schedule is created. For residential development, the FY 2015 DIF is \$7,767 per residential unit.* For non-residential development the FY 2015 DIF is \$2,613 per 1,000 SF and \$321 per ADT.* The actual dollar amount due for an individual building permit will be based on the DIF Fee Schedule and Trip Generation Manual in effect on the date of building permit issuance.

The FY 2015 DIF Fee Schedule is shown in Table format below and on the inside back cover.

Table 1 DIF Fee Schedule*

	FY 2015 DIF Fee Schedule*		
	Res. Development	Non-residential Development	
	Per Dwelling Unit	Per 1,000 SF	Per ADT
Transportation	\$1,284	\$0	\$321
Park & Recreation	\$5,347	\$1,818	\$0
Fire-Rescue	\$1,136	\$795	\$0
Total	\$7,767	\$2,613	\$321

*The FY 2015 DIF Fee Schedule will go into effect on July 1, 2015.

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Annual Increase

City Council Ordinance Number O-20100, passed October 11, 2011, amended Municipal Code provisions relating to the collection of public facilities fees. Specifically, Chapter 14, Article 2, Division 6 provides for automatic annual increases to the DIF Fee Schedule to occur every July 1st. Section 142.0640(b) states: “unless otherwise specified in the applicable Resolution(s) establishing the Development Impact Fees, the amount of the Development Impact Fee shall be increased, starting on July 1, 2010, and on each July 1st thereafter, based on the one-year change (from March to March) in the Construction Cost Index for Los Angeles as published monthly in the Engineering New-Record. Increases to Development Impact Fees consistent with the Construction Cost Index in Los Angeles shall be automatic and shall not require further action of the City Council.”

For informational purposes, table 2 shows the CCI for reporting year’s 2010 through 2013, and the applied annual increase to the subsequent FY’s DIF Fee Schedule.

Table 2 Percent Annual Increase

Reporting Year	CCI	FY Increase
2010	9770	0%
2011	10035	2.72%
2012	10284	2.48%
2013	10284	0%

Collection and Expenditure of Impact Fees

Payment of DIF is required at time of building permit issuance. At time of DIF calculation, with proof of type and amount of prior land use, and/or provision of demolition permit or demolition sheet within a permit submittal package, DIF credit for previous use (and/or demolished structures on the same parcel) may be applied towards the calculation of impact fees charged on the new use and/or new building structure.

DIF revenue is used for projects identified in the Financing Plan, up to the amount listed on each project sheet. Expenditure of DIF revenue may not exceed a project’s DIF basis without further City Council action. A specific project’s DIF basis (DIF-eligible amount of total project cost), can be identified on its CIP project sheet. For current and future projects, without further City Council action the DIF-eligible amount may increase with the CCI.

Because less than half of the anticipated development/redevelopment in the Downtown Community Planning area has already occurred (43% of residential development and 44% of non-residential development), DIF funds collected will contribute a significant portion of the cost of the public facilities included in this Financing Plan. The remaining portion of costs will have to be provided through funding mechanisms other than DIF.

Chapter 4: Financing Strategies

Policy PF-A-3 (Public Facilities, Services and Safety Element) of the City of San Diego General Plan calls for the City to maintain an effective facilities financing program to ensure that impact of new development is mitigated through appropriate fees identified in Financing Plans; to ensure new development pays its proportional fair-share of public facilities costs; to ensure FBAs and DIFs are updated frequently and evaluated periodically to ensure financing plans are

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representative of current project costs and facility needs; and to include in the Financing Plans a variety of facilities to effectively and efficiently meet the needs of diverse communities.

Development impacts public facilities and services, including the water supply and distributions system, sanitary sewer system, fire-rescue facilities, streets, parks and open space. Anticipated public facility projects that benefit a population larger than the local/adjacent development can be financed by using alternative methods.

The City of San Diego has a variety of potential funding sources for financing public facilities, which will be provided in part by developers as part of the subdivision process. Potential methods for financing public facilities are included in the Glossary of the Adopted Budget (Volume I: Budget Overview and Scheduled), which is available online at:

<http://www.sandiego.gov/fm/annual/index.shtml>

Chapter 5: Public Facilities Project Summary and Project Pages

The Project Summary Table is found on Table 3, starting on page 7. The projects listed in the Project Summary Table are subject to revision in conjunction with council adoption of the Annual Capital Improvement Program (CIP) Budget. Depending on priorities and availability of resources, substantial changes to these projects are possible from year to year.

Individual project sheets are shown on pages 9-25. On individual project sheets, project costs are broken down by several factors. Current and future project sheets include a schedule table. In the table, amounts in rows titled "*DIF Scheduled*" and/or "*Unidentified (DIF)*" are amounts that are DIF-eligible and included in the DIF Basis. In addition, those amounts are, or may be, scheduled for expenditure. Because of the uncertain timing associated with future DIF revenues, anticipated future revenue cannot be definitively scheduled until it is received.

Amounts identified as "*Unidentified Other*" are amounts that do not have an identified funding source, are not DIF-eligible, and are not included in the DIF Basis.

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Table 3 Project Summary Table
(Page 1 of 2)

Transportation Facility Projects			Status	FY	DIF (1)	DIF (2)	Other	Total
T-1	9	Local Transportation Improvements	Current	Ongoing	\$755,137	\$249,419,342	\$0	\$250,174,479
T-2	10	Local Transit Improvements	Future	TBD	\$0	\$0	\$300,000,000	\$300,000,000
T-3	10	Alternative Transportation Modalities	Future	TBD	\$0	\$100,000,000	\$0	\$100,000,000
T-4	11	Downtown Promenades	Future	TBD	\$0	\$90,000,000	\$0	\$90,000,000
T-5	11	6th Avenue Bridge Promenade	Current	2015-18	\$0	\$2,415,000	\$0	\$2,415,000
T-6	12	Accessibility Compliance - Transportation Facilities	Current	Ongoing	\$673,896	\$750,000	\$0	\$1,423,896
T-7	13	Below-Grade Parking Structures	Current	TBD	\$0	\$15,800,400	\$0	\$15,800,400
Transportation Subtotal:					\$1,429,032	\$458,384,742	\$300,000,000	\$759,813,774
					DIF Eligible CIP	\$459,813,774		
					8% Administrativer Cost:	\$36,785,102		
					DIF Basis for Transportation Projects:	\$496,598,876		

Park and Recreation Facility Projects			Status	FY	DIF (1)	DIF (2)	Other	Total
P-1	15	Children's Park Improvements	Current	2012-16	\$0	\$3,672,900	\$0	\$3,672,900
P-2	15	St. Joseph's Park	Current	2013-25	\$0	\$24,143,800	\$0	\$24,143,800
P-3	16	Post Office Square	Current	2013-25	\$0	\$5,074,650	\$2,325,000	\$7,399,650
P-4	16	Amici Park Improvements	Current	2013-20	\$0	\$1,629,600	\$0	\$1,629,600
P-5	17	Civic Square	Future	2017-25	\$0	\$36,915,480	\$0	\$36,915,480
P-6	17	Pantoja Park Improvements	Future	2020-25	\$0	\$2,625,000	\$0	\$2,625,000
P-7	18	Navy Broadway Park	Future	2020-25	\$0	\$8,775,900	\$0	\$8,775,900
P-8	18	North Central Square	Future	2021-25	\$0	\$10,454,850	\$0	\$10,454,850
P-9	19	East Village Green General Development Plan	Current	2012-16	\$0	\$250,000	\$0	\$250,000
P-10	19	East Village Green Park Development	Future	2012-30	\$0	\$54,753,510	\$0	\$54,753,510
P-11	20	Downtown Recreation Center and Pool	Current	2013-25	\$0	\$16,741,200	\$0	\$16,741,200
P-12	20	North Embarcadero Esplanade	Future	2020-25	\$0	\$0	\$47,250,000	\$47,250,000
P-13	21	Downtown Park Acquisition and Development	Future	2015-35	\$0	\$95,098,319	\$0	\$95,098,319
P-14	21	Freeway Lids - Open Space and Park Facilities	Future	TBD	\$0	\$67,500,000	\$324,400,000	\$391,900,000
P-15	22	Accessibility Compliance - Park and Recreation Facilities	Future	Ongoing	\$0	\$700,000	\$0	\$700,000
Park and Recreation Subtotal:					\$0	\$328,335,209	\$373,975,000	\$702,310,209
					DIF Eligible CIP	\$328,335,209		
					8% Administrativer Cost:	\$26,266,817		
					DIF Basis for Park and Recreation Projects:	\$354,602,026		

DIF (1): DIF eligible & included in DIF basis; funds expended and/or anticipated for appropriation.

DIF (2): Costs are DIF eligible & included in DIF basis; however project/revenue timing uncertain and appropriations not definitively scheduled at time of PFFP update.

FY 2015 Downtown Community PFFP

Table 3 Project Summary Table
(Page 2 of 2)

Fire-Rescue Facility Projects								
F-1	23	Fire Station No. 1 Improvements	Future	TBD	0	\$1,500,000	\$0	\$1,500,000
F-2	23	Fire Station No. 2 (Bayside)	Current	2015-17	0	\$22,823,582	\$0	\$22,823,582
F-3	24	Fire Station No. 3 Improvements	Future	TBD	0	\$350,000	\$0	\$350,000
F-4	24	Fire Station No. 4	Future	TBD	0	\$24,747,303	\$0	\$24,747,303
F-5	25	East Village Fire Station	Future	TBD	0	\$27,637,856	\$0	\$27,637,856
F-6	25	Fire Station No. 7	Future	TBD	0	\$7,383,036	\$7,383,036	\$14,766,071
Fire-Rescue Subtotal:					\$0	\$84,441,777	\$7,383,036	\$91,824,813

DIF Eligible CIP \$84,441,777
 8% Administrative Cost: \$6,755,342
 DIF Basis for Transportation Projects: \$91,197,119

	Summary			Total
	DIF (1)	DIF (2)	Other	
Transportation Projects:	\$1,429,032	\$458,384,742	\$300,000,000	\$759,813,774
Park and Recreation Projects:	\$0	\$328,335,209	\$373,975,000	\$702,310,209
Fire-Rescue Projects:	\$0	\$84,441,777	\$7,383,036	\$91,824,813
Total:	\$1,429,032	\$871,161,728	\$681,358,036	\$1,553,948,796

DIF Eligible Project Cost:	\$872,590,761
DIF Eligible Administration (8%):	\$69,807,261
Total DIF Basis:	\$942,398,021

DIF (1): DIF eligible & included in DIF basis; funds expended and/or anticipated for appropriation.

DIF (2): Costs are DIF eligible & included in DIF basis; however project/revenue timing uncertain and appropriations not definitively scheduled at time of PFFP update.

FY 2015 Downtown Community PFFP

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: Local Transportation Improvements **Project:** T-1
Department: Engineering and Capital Projects **Council District:** 3
CIP/WBS #: **Community Plan:** Downtown

Description: This project would provide for necessary improvements to local intersections, roadway segments and freeway interchanges serving the Downtown community area. Proposed future projects may include, but are not limited to: sidewalks and street restriping, pop outs, signals, crossing improvements, roadway improvements, bike and pedestrian improvements, freeway ramps, and ramp intersection improvements

Completed projects:

CIP/WBS	Title	DIF Expended
525480	Laural Street Widening (Pre-2001)	\$39,369
622902	Traffic Signals (1998-2004)	\$37,324
622922	Traffic Signals (Pre-2001)	\$64,785
681037	Traffic Signal System (Pre-2001)	\$33,000
112760	Beach Street Underdrain	\$70,025
120720	Recon. of State Street Drain	\$100,000
120730	16th Street Drain	\$410,575
S-00895	Centre city Pop-outs	\$59
		\$755,137

Justification: This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.

Schedule: Projects will be scheduled individually.

Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020
DIF Expended*	\$755,137	\$755,137	\$0	\$0	\$0	\$0
Unidentified (DIF)	\$249,419,342	\$0	\$0	\$0	\$0	\$0
Total	\$250,174,479	\$755,137	\$0	\$0	\$0	\$0

* DIF expended on transportation projects prior to FY 2004.

FY 2015 Downtown Community PFFP

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title:	Local Transit Improvements	Project: T-2																					
Department:	Engineering and Capital Projects CIP/WBS #:	Council District: 3 Community Plan: Downtown																					
Description:	This project would provide for necessary improvements to local transit facilities serving the Downtown community area.																						
Justification:	This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																						
Schedule:	Projects will be scheduled individually.																						
	<table border="1"> <thead> <tr> <th>Source</th> <th>Funding</th> <th>Exp.</th> <th>Cont. Appr.</th> <th>FY 2015</th> <th>FY 2016</th> <th>2017-2020</th> </tr> </thead> <tbody> <tr> <td>Unidentified (Other)</td> <td>\$300,000,000</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Total</td> <td>\$300,000,000</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table>	Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020	Unidentified (Other)	\$300,000,000	\$0	\$0	\$0	\$0	\$0	Total	\$300,000,000	\$0	\$0	\$0	\$0	\$0	
Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																	
Unidentified (Other)	\$300,000,000	\$0	\$0	\$0	\$0	\$0																	
Total	\$300,000,000	\$0	\$0	\$0	\$0	\$0																	
Title:	Alternative Transportation Modalities	Project: T-3																					
Department:	Engineering and Capital Projects CIP/WBS #:	Council District: 3 Community Plan: Downtown																					
Description:	This project would provide for the design and construction of facilities necessary to enhance alternative transportation modalities in the Downtown community area. Proposed future projects may include, but are not limited to: bicycle lanes, green pavements, cycle tracks, bicycle racks, bicycle storage facilities, traffic calming measures, and other traffic and transit-related improvements and amenities which promote and improve bicycle use and safety, overall vehicular traffic circulation and flow, and pedestrian safety																						
Justification:	This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																						
Schedule:	Projects will be scheduled individually.																						
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Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																	
Unidentified (DIF)	\$100,000,000	\$0	\$0	\$0	\$0	\$0																	
Total	\$100,000,000	\$0	\$0	\$0	\$0	\$0																	

FY 2015 Downtown Community PFFP

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title:	Downtown Promenades	Project: T-4																					
Department:	Engineering and Capital Projects CIP/WBS #:	Council District: 3 Community Plan: Downtown																					
Description:	This project would provide for the future design and construction of open space linkages throughout the Downtown community area. Open space linkages are pedestrian-friendly routes between recreational and open space areas, as well a cultural/leisure opportunities and activities, and are designed to promote alternative transportation modalities and provide downtown residents with walk-able links to all local open space and recreational facilities.																						
Justification:	This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																						
Schedule:	Projects will be scheduled individually.																						
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Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																	
Unidentified (DIF)	\$90,000,000	\$0	\$0	\$0	\$0	\$0																	
TOTAL	\$90,000,000	\$0	\$0	\$0	\$0	\$0																	
Title:	6th Avenue Bridge Promenade	Project: T-5																					
Department:	Engineering and Capital Projects CIP/WBS #:	Council District: 3 Community Plan: Downtown																					
Description:	This project would provide for improvements to the 6th Avenue Bridge and northward to Elm Street to enhance the pedestrian connection to Balboa Park from Cortez Hill. Included in the project cost estimate is a Master Plan and Feasibility Study, project design and construction.																						
Justification:	This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																						
Schedule:	FY 2015-2018.																						
	<table border="1"> <thead> <tr> <th>Source</th> <th>Funding</th> <th>Exp.</th> <th>Cont. Appr.</th> <th>FY 2015</th> <th>FY 2016</th> <th>2017-2020</th> </tr> </thead> <tbody> <tr> <td>Unidentified (DIF)</td> <td>\$2,415,000</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Total</td> <td>\$2,415,000</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table>		Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020	Unidentified (DIF)	\$2,415,000	\$0	\$0	\$0	\$0	\$0	Total	\$2,415,000	\$0	\$0	\$0	\$0	\$0
Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																	
Unidentified (DIF)	\$2,415,000	\$0	\$0	\$0	\$0	\$0																	
Total	\$2,415,000	\$0	\$0	\$0	\$0	\$0																	

FY 2015 Downtown Community PFFP

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: Accessibility Compliance - Transportation Facilities **Project:** T-6

Department: Disability Services **Council District:** 3
CIP/WBS #: Multiple **Community Plan:** Downtown

Description: This project would provide funding for American Disabilities Act (ADA) barrier removal and disability related citizens complaints at all Downtown area City transportation facilities.

Completed Projects:

CIP/WBS	Title	DIF Expended
524608	Remove Arch. Barriers (Pre-2001)	\$44,573
524622	Remove Arch. Barriers (Pre-2001)	\$11,000
524623	Remove Arch. Barriers (Pre-2001)	\$9,000
		\$64,573

Future Projects may include, but are not limited to:

Accessible Pedestrian Signals:

	Cost Estimate
Hawthorn & India	\$25,000
Hawthorn & Kettner	\$20,000
Hawthorn & Columbia	\$29,000
West Grape & Columbia	\$21,000
West Grape & India	\$20,000
West Grape & Kettner	\$20,000

Accessible Pedestrian Signals with Curb Ramps:

1st and Broadway	\$137,284
2nd and Broadway	\$107,776
3rd and Broadway	\$107,263
4th and Broadway	\$122,000
\$609,323	

Justification: This project is consistent with Section 504 of the Rehabilitation Act of 1973 and Title II of the Americans with Disabilities Act (ADA); the goals of the Downtown Community Plan and City's General Plan; and is needed to serve the community at buildout.

Schedule: Projects will be scheduled individually.

Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020
DIF Scheduled	\$673,896	\$64,573	\$0	\$609,323	\$0	\$0
Unidentified (DIF)	\$750,000	\$0	\$0	\$0	\$0	\$0
Total	\$1,423,896	\$64,573	\$0	\$609,323	\$0	\$0

FY 2015 Downtown Community PFFP

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: **Below-Grade Parking Structures** **Project: T-7**

Department: Engineering and Capital Projects **Council District: 3**
CIP/WBS #: **Community Plan: Downtown**

Description: This project would provide for the future design and construction of below-grade parking structures at locations to include, but not limited to, St. Joseph's Park (Beech and Ash Streets, and 3rd and 4th Avenues), Civic Square (B and C Streets, and Union and Front Streets), and East Village Green Park (F and G Streets, and 13th and 15th Streets).

Justification: This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.

Schedule: Projects will be scheduled individually.

Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020
Unidentified (DIF)	\$15,800,400	\$0	\$0	\$0	\$0	\$0
TOTAL	\$15,800,400	\$0	\$0	\$0	\$0	\$0

FY 2015 Downtown Community PFFP

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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FY 2015 Downtown Community PFFP

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title:	Children's Park Improvements	Project: P-1																					
Department:	Engineering and Capital Projects CIP/WBS #:	Council District: 3 Community Plan: Downtown																					
Description:	This project provides for improvements to this existing 1.4 acre park, located at 101 Island Avenue, to meet the needs of an increasing downtown population and to expand the use of the park. Park improvements may include, but are not limited to: a children's play area with equipment, a restroom building, and interactive water feature.																						
Justification:	This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																						
Schedule:	FY 2012-2016.																						
	<table border="1"> <thead> <tr> <th>Source</th> <th>Funding</th> <th>Exp.</th> <th>Cont. Appr.</th> <th>FY 2015</th> <th>FY 2016</th> <th>2017-2020</th> </tr> </thead> <tbody> <tr> <td>Unidentified (DIF)</td> <td>\$3,672,900</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Total</td> <td>\$3,672,900</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table>	Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020	Unidentified (DIF)	\$3,672,900	\$0	\$0	\$0	\$0	\$0	Total	\$3,672,900	\$0	\$0	\$0	\$0	\$0	
Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																	
Unidentified (DIF)	\$3,672,900	\$0	\$0	\$0	\$0	\$0																	
Total	\$3,672,900	\$0	\$0	\$0	\$0	\$0																	
Title:	St. Joseph's Park	Project: P-2																					
Department:	Engineering and Capital Projects CIP/WBS #:	Council District: 3 Community Plan: Downtown																					
Description:	This project provides for the acquisition, design and construction of a 1.38 acre park, bounded by Beech and Ash Streets, and 3rd and 4th Avenues, in the Cortez Hill District. Park amenities may include, but are not limited to: a public open space area (lawn) for active recreation and public gathering, a recreation center with public pool, children's play equipment, north-south linear park, vendor space and security lighting. (Below-grade parking is included in Transportation Project No. T-7.)																						
Justification:	This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																						
Schedule:	FY 2013-2025.																						
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Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																	
Unidentified (DIF)	\$24,143,800	\$0	\$0	\$0	\$0	\$0																	
Total	\$24,143,800	\$0	\$0	\$0	\$0	\$0																	

FY 2015 Downtown Community PFFP

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title:	Post Office Square	Project: P-3																												
Department:	Engineering and Capital Projects CIP/WBS #:	Council District: 3 Community Plan: Downtown																												
Description:	This project would provide for the acquisition, design and construction of a 0.46 acre park, bounded by 8th and 9th Avenues, F Street, and the historic post office structure on E Street, in the East Village District. The proposed park will be designed/constructed incorporating the National Register of Historic Post Office Facades, and may include, but is not limited to, a public open space plaza, public art, and seating. It is anticipated that the park will be maintained in perpetuity by an adjacent developer.																													
Justification:	This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																													
Schedule:	FY 2013-2025.																													
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Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																								
Unidentified (DIF)	\$5,074,650	\$0	\$0	\$0	\$0	\$0																								
Developer	\$2,325,000	\$0	\$0	\$0	\$0	\$0																								
Total	\$7,399,650	\$0	\$0	\$0	\$0	\$0																								
Title:	Amici Park Improvements	Project: P-4																												
Department:	Engineering and Capital Projects CIP/WBS #:	Council District: 3 Community Plan: Downtown																												
Description:	This project would provide for improvements to this existing 2.8 acre park, located at 350 and 250 West Date Street in the Little Italy District, to meet the needs of an increasing downtown population and to expand the use of the park. Park improvements may include, but are not limited to: safety lighting, a restroom building, and upgrades to the children's play areas and paths of travel to comply with the Americans with Disability Act.																													
Justification:	This project is consistent with the goals of the Downtown Community Plan and City's General Plan.																													
Schedule:	FY 2013-2020.																													
	<table border="1"> <thead> <tr> <th>Source</th> <th>Funding</th> <th>Exp.</th> <th>Cont. Appr.</th> <th>FY 2015</th> <th>FY 2016</th> <th>2017-2020</th> </tr> </thead> <tbody> <tr> <td>Unidentified (DIF)</td> <td>\$1,629,600</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Total</td> <td>\$1,629,600</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table>	Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020	Unidentified (DIF)	\$1,629,600	\$0	\$0	\$0	\$0	\$0	Total	\$1,629,600	\$0	\$0	\$0	\$0	\$0								
Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																								
Unidentified (DIF)	\$1,629,600	\$0	\$0	\$0	\$0	\$0																								
Total	\$1,629,600	\$0	\$0	\$0	\$0	\$0																								

FY 2015 Downtown Community PFFP

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title:	Civic Square	Project: P-5																					
Department:	Engineering and Capital Projects CIP/WBS #:	Council District: 3 Community Plan: Downtown																					
Description:	This project would provide for the acquisition, design and construction of a 1.38 acre park, bounded by B and C Streets, and Union and Front Streets, in the Civic/Core District. Park amenities may include, but are not limited to, hardscape and softscape, flexible public open grounds to support a variety of events and unstructured recreational and leisure activities, public art, a children's play area, shaded seating area, security lighting, and a restroom/vendor structure. (Below-grade parking is included in Transportation Project No. T-7.)																						
Justification:	This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																						
Schedule:	FY 2017-2025.																						
	<table border="1"> <thead> <tr> <th>Source</th> <th>Funding</th> <th>Exp.</th> <th>Cont. Appr.</th> <th>FY 2015</th> <th>FY 2016</th> <th>2017-2020</th> </tr> </thead> <tbody> <tr> <td>Unidentified (DIF)</td> <td>\$36,915,480</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>total</td> <td>\$36,915,480</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table>		Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020	Unidentified (DIF)	\$36,915,480	\$0	\$0	\$0	\$0	\$0	total	\$36,915,480	\$0	\$0	\$0	\$0	\$0
Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																	
Unidentified (DIF)	\$36,915,480	\$0	\$0	\$0	\$0	\$0																	
total	\$36,915,480	\$0	\$0	\$0	\$0	\$0																	
Title:	Pantoja Park Improvements	Project: P-6																					
Department:	Engineering and Capital Projects CIP/WBS #:	Council District: 3 Community Plan: Downtown																					
Description:	This project would provide for improvements to this existing 3.0 acre park, located on G Street and India Street, to meet the needs of an increasing downtown population and to expand the use of the park. Park improvements may include, but are not limited to: restrooms, a children's play area with equipment, and ADA upgrades to paths of travel and benches/tables.																						
Justification:	This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																						
Schedule:	FY 2020-2025.																						
	<table border="1"> <thead> <tr> <th>Source</th> <th>Funding</th> <th>Exp.</th> <th>Cont. Appr.</th> <th>FY 2015</th> <th>FY 2016</th> <th>2017-2020</th> </tr> </thead> <tbody> <tr> <td>Unidentified (DIF)</td> <td>\$2,625,000</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Total</td> <td>\$2,625,000</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table>		Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020	Unidentified (DIF)	\$2,625,000	\$0	\$0	\$0	\$0	\$0	Total	\$2,625,000	\$0	\$0	\$0	\$0	\$0
Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																	
Unidentified (DIF)	\$2,625,000	\$0	\$0	\$0	\$0	\$0																	
Total	\$2,625,000	\$0	\$0	\$0	\$0	\$0																	

FY 2015 Downtown Community PFFP

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title:	Navy Broadway Park	Project: P-7																					
Department:	Engineering and Capital Projects CIP/WBS #:	Council District: 3 Community Plan: Downtown																					
Description:	This project would provide for the acquisition, design and construction of a 1.9 acre park, located on the corner of Broadway and Harbor Drive, in the Columbia District, to be developed as part of the redevelopment of the U.S. Navy property along Harbor Drive. Park amenities may include, but are not limited to: public open space areas, seating, restrooms, walkways, landscaping, public art and security lighting.																						
Justification:	This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																						
Schedule:	FY 2020-2025, dependent upon the Navy's development schedule.																						
	<table border="1"> <thead> <tr> <th>Source</th> <th>Funding</th> <th>Exp.</th> <th>Cont. Appr.</th> <th>FY 2015</th> <th>FY 2016</th> <th>2017-2020</th> </tr> </thead> <tbody> <tr> <td>Unidentified (DIF)</td> <td>\$8,775,900</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Total</td> <td>\$8,775,900</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table>	Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020	Unidentified (DIF)	\$8,775,900	\$0	\$0	\$0	\$0	\$0	Total	\$8,775,900	\$0	\$0	\$0	\$0	\$0	
Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																	
Unidentified (DIF)	\$8,775,900	\$0	\$0	\$0	\$0	\$0																	
Total	\$8,775,900	\$0	\$0	\$0	\$0	\$0																	
Title:	North Central Square	Project: P-8																					
Department:	Engineering and Capital Projects CIP/WBS #:	Council District: 3 Community Plan: Downtown																					
Description:	This project would provide for the acquisition, design and construction of a 0.69 acre park, bounded by C Street, 8th and 9th Avenues, and adjacent to a proposed mixed-use high rise to the North, in the East Village District. It is anticipated that the park will be maintained in perpetuity by the adjacent developer. Park amenities may include, but are not limited to: public open space areas, public art, accommodations for special events such as art shows, twilight movie showings and small concerts, kiosks, and security lighting.																						
Justification:	This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																						
Schedule:	FY 2021-2025.																						
	<table border="1"> <thead> <tr> <th>Source</th> <th>Funding</th> <th>Exp.</th> <th>Cont. Appr.</th> <th>FY 2015</th> <th>FY 2016</th> <th>2017-2020</th> </tr> </thead> <tbody> <tr> <td>Unidentified (DIF)</td> <td>\$10,454,850</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Total</td> <td>\$10,454,850</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table>	Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020	Unidentified (DIF)	\$10,454,850	\$0	\$0	\$0	\$0	\$0	Total	\$10,454,850	\$0	\$0	\$0	\$0	\$0	
Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																	
Unidentified (DIF)	\$10,454,850	\$0	\$0	\$0	\$0	\$0																	
Total	\$10,454,850	\$0	\$0	\$0	\$0	\$0																	

FY 2015 Downtown Community PFFP

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title:	East Village Green General Development Plan	P-9																					
Department:	Engineering and Capital Projects CIP/WBS #:	Council District: 3 Community Plan: Downtown																					
Description:	This project would provide for an East Village Green Park General Development Plan, for an approximately 4.13 acre park in eastern downtown. (See project P-10 for specific location.)																						
Justification:	This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																						
Schedule:	FY 2012-16.																						
	<table border="1"> <thead> <tr> <th>Source</th> <th>Funding</th> <th>Exp.</th> <th>Cont. Appr.</th> <th>FY 2015</th> <th>FY 2016</th> <th>2017-2020</th> </tr> </thead> <tbody> <tr> <td>Unidentified (DIF)</td> <td>\$250,000</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Total</td> <td>\$250,000</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table>	Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020	Unidentified (DIF)	\$250,000	\$0	\$0	\$0	\$0	\$0	Total	\$250,000	\$0	\$0	\$0	\$0	\$0	
Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																	
Unidentified (DIF)	\$250,000	\$0	\$0	\$0	\$0	\$0																	
Total	\$250,000	\$0	\$0	\$0	\$0	\$0																	
Title:	East Village Green Park Development	P-10																					
Department:	Engineering and Capital Projects CIP/WBS #:	Council District: 3 Community Plan: Downtown																					
Description:	This project provides for the acquisition and development of an approximate 4.13 acre park in eastern downtown, bounded by F and G Streets, and 13th and 15th Streets, in two blocks: a standard city block (200' x 300'; aka West Block) and a superblock (400' x 300'; aka East Block) separated by 14th Street. Specific park features will be determined through a GDP process (see project P-9) including public input, and may include, but are not limited to: open lawn areas, informal amphitheater, vendor area(s), off-leash dog park, 17,000 square foot recreation center with public pool, public art, outdoor seating, shade trees, gardens and trellises, and children's play areas including a tot lot. (Below-grade parking is included in Transportation Project No. T-7.)																						
Justification:	This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																						
Schedule:	West Block parcels have been fully acquired; East Block parcels partially acquired. Construction may be phased as funding becomes available.																						
	<table border="1"> <thead> <tr> <th>Source</th> <th>Funding</th> <th>Exp.</th> <th>Cont. Appr.</th> <th>FY 2015</th> <th>FY 2016</th> <th>2017-2020</th> </tr> </thead> <tbody> <tr> <td>Unidentified (DIF)</td> <td>\$54,753,510</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Total</td> <td>\$54,753,510</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table>	Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020	Unidentified (DIF)	\$54,753,510	\$0	\$0	\$0	\$0	\$0	Total	\$54,753,510	\$0	\$0	\$0	\$0	\$0	
Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																	
Unidentified (DIF)	\$54,753,510	\$0	\$0	\$0	\$0	\$0																	
Total	\$54,753,510	\$0	\$0	\$0	\$0	\$0																	

FY 2015 Downtown Community PFFP

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title:	Downtown Recreation Center and Pool	Project: P-11																					
Department:	Engineering and Capital Projects CIP/WBS #:	Council District: 3 Community Plan: Downtown																					
Description:	This project would provide for a recreational facility and pool within a public park or private property, secured by public access easements and/or long term joint-use agreements.																						
Justification:	This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																						
Schedule:	FY 2013-2025.																						
	<table border="1"> <thead> <tr> <th>Source</th> <th>Funding</th> <th>Exp.</th> <th>Cont. Appr.</th> <th>FY 2015</th> <th>FY 2016</th> <th>2017-2020</th> </tr> </thead> <tbody> <tr> <td>Unidentified (DIF)</td> <td>\$16,741,200</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Total</td> <td>\$16,741,200</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table>	Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020	Unidentified (DIF)	\$16,741,200	\$0	\$0	\$0	\$0	\$0	Total	\$16,741,200	\$0	\$0	\$0	\$0	\$0	
Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																	
Unidentified (DIF)	\$16,741,200	\$0	\$0	\$0	\$0	\$0																	
Total	\$16,741,200	\$0	\$0	\$0	\$0	\$0																	
Title:	North Embarcadero Esplanade AKA North Embarcadero Visionary Plan (NEVP)	Project: P-12																					
Department:	Engineering and Capital Projects CIP/WBS #:	Council District: 3 Community Plan: Downtown																					
Description:	The project provides for the design and construction of 11.8 acres of waterfront esplanade and park improvements between B and Hawthorn Streets on Port District-owned property.																						
Justification:	This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																						
Schedule:	Phase I construction began in FY 2013. Future phases will occur as funding becomes available.																						
	<table border="1"> <thead> <tr> <th>Source</th> <th>Funding</th> <th>Exp.</th> <th>Cont. Appr.</th> <th>FY 2015</th> <th>FY 2016</th> <th>2017-2020</th> </tr> </thead> <tbody> <tr> <td>Unidentified (Other)</td> <td>\$47,250,000</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Total</td> <td>\$47,250,000</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table>	Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020	Unidentified (Other)	\$47,250,000	\$0	\$0	\$0	\$0	\$0	Total	\$47,250,000	\$0	\$0	\$0	\$0	\$0	
Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																	
Unidentified (Other)	\$47,250,000	\$0	\$0	\$0	\$0	\$0																	
Total	\$47,250,000	\$0	\$0	\$0	\$0	\$0																	

FY 2015 Downtown Community PFFP

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title:	Downtown Park Acquisition and Development		P-13				
Department:	Engineering and Capital Projects	Council District: 3					
	CIP/WBS #:	Community Plan: Downtown					
Description:	This project would provide funding for the acquisition, design and construction of up to 5.7 acres of public open space and park facilities throughout the Downtown Community to include, but not limited to, mini-parks, pocket parks and plazas. This project includes opportunities for parks which the public could access through, for instance, rights-of-ways, joint-use agreements, public/private access agreements, or direct land purchases from developers.						
Justification:	This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.						
Schedule:	Specific projects will be scheduled individually.						
	Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020
	Unidentified (DIF)	\$95,098,319	\$0	\$0	\$0	\$0	\$0
	total	\$95,098,319	\$0	\$0	\$0	\$0	\$0

Title:	Freeway Lids - Open Space and Park Facilities		Project: P-14				
Department:	Engineering and Capital Projects	Council District: 3					
	CIP/WBS #:	Community Plan: Downtown					
Description:	This project would provide for the design and construction of eight lids of up to 11.2 acres of open space and park facilities located over Interstate 5 (bridge structures). The proposed East Village lids would be located from mid-block between G and Market Streets to mid-block between Island and J Streets. The proposed Cortez lids would be located between Second and Eighth Avenues.						
Justification:	This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.						
Funding:	For purposes of this financing plan, the DIF eligible portion of project cost (identified below) represents 50% of the cost of two freeway lids (East Village and Cortez). As the projects are designed and finalized cost estimates are submitted, project-specific DIF eligibility will be re-evaluated.						
Schedule:	Specific projects will be scheduled individually.						
	Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020
	Unidentified (DIF)	\$67,500,000	\$0	\$0	\$0	\$0	\$0
	Unidentified (Other)*	\$324,400,000	\$0	\$0	\$0	\$0	\$0
	Total	\$391,900,000	\$0	\$0	\$0	\$0	\$0

FY 2015 Downtown Community PFFP

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title: Accessibility Compliance - Park and Recreation Facilities **Project:** P-15

Department: Disability Services **Council District:** 3
CIP/WBS #: **Community Plan:** Downtown

Description: This project will provide funding for American Disabilities Act (ADA) barrier removal and disability-related citizens complaints at all Downtown area public park and recreation facilities. Future projects may include, but are not limited to

William Heath Davis House (410 Island Ave.) \$350,000

Justification: This project is consistent with Section 504 of the Rehabilitation Act of 1973 and Title II of the Americans with Disabilities Act (ADA); the goals of the Downtown Community Plan and City's General Plan; and is needed to serve the community at buildout.

Schedule: Projects will be scheduled individually.

Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020
Unidentified (DIF)	\$700,000	\$0	\$0	\$0	\$0	\$0
Total	\$700,000	\$0	\$0	\$0	\$0	\$0

FY 2015 Downtown Community PFFP

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title:	Fire Station No. 1 Improvements	Project: F-1																					
Department:	Fire-Rescue Department CIP/WBS #: 330930 & S-00786	Council District: 3 Community Plan: Downtown																					
Description:	This project would provide for additional capacity at Fire Station #1, located at 1222 First Avenue. Improvements will include the installation of an HVAC system, new dormitories, asbestos removal, and relocation of crew during asbestos removal at Fire Station #1																						
Justification:	This station was built in 1971. Improvements are necessary to support the staff and equipment necessary to serve increased density in the Downtown community area and to meet the City standard of providing 7:30 minute emergency response to the community. This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																						
Schedule:	Phase I (remodeling) is complete. Design and construction of Phase II (funding reflected below) will be scheduled as funding is identified.																						
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Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																	
Unidentified (DIF)	\$1,500,000	\$0	\$0	\$0	\$0	\$0																	
Total	\$1,500,000	\$0	\$0	\$0	\$0	\$0																	
Title:	Fire Station No. 2 (Bayside)	Project: F-2																					
Department:	Fire-Rescue Department CIP/WBS #:	Council District: 3 & 8 Community Plans: Downtown																					
Description:	This project would provide for a new 25,292 square foot fire station including below grade parking, to be located east of Pacific Highway on Cedar Street. The project will include land acquisition, design, construction, furnishings, equipment and trucks as needed.																						
Justification:	A new fire station is needed at this location to meet the demand of increasing density in the Downtown area, and to meet the City standard of providing 7:30 minute emergency response to the community. This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																						
Schedule:	Land acquired in 2006. Design at 95% in FY 2013, and construction estimated FY 2015-2017 (as funds are available).																						
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Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																	
Unidentified (DIF)	\$22,823,582	\$0	\$0	\$0	\$0	\$0																	
Total DIF Eligible	\$22,823,582	\$0	\$0	\$0	\$0	\$0																	

FY 2015 Downtown Community PFFP

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title:	Fire Station No. 3 Improvements	Project: F-3																					
Department:	Fire-Rescue Department WBS #:	Council District: 3 Community Plans: Downtown & Uptown																					
Description:	This project would provide for additional capacity at Fire Station #3, located at 721 West Kalmia Street in Little Italy. Improvements include the installation of an HVAC system, a kitchen expansion, new dormitories, and a roof replacement.																						
Justification:	This station was built in 1977. Improvements are necessary to support the staff and equipment necessary to serve increased density in the Downtown community area and to meet the City standard of providing 7:30 minute emergency response to the community. Included in CIP project B-13187 is a roof replacement, which is not DIF eligible, nor included in the below cost estimate. Although the station is physically located in the Uptown area, a majority of service calls are within the Downtown area. This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																						
Schedule:	Design and construction will be scheduled as funds become available. The amount listed below does not include the cost of a roof replacement, which is not DIF eligible.																						
	<table border="1"> <thead> <tr> <th>Source</th> <th>Funding</th> <th>Exp.</th> <th>Cont. Appr.</th> <th>FY 2015</th> <th>FY 2016</th> <th>2017-2020</th> </tr> </thead> <tbody> <tr> <td>Unidentified (DIF)</td> <td>\$350,000</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Total</td> <td>\$350,000</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table>		Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020	Unidentified (DIF)	\$350,000	\$0	\$0	\$0	\$0	\$0	Total	\$350,000	\$0	\$0	\$0	\$0	\$0
Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																	
Unidentified (DIF)	\$350,000	\$0	\$0	\$0	\$0	\$0																	
Total	\$350,000	\$0	\$0	\$0	\$0	\$0																	
Title:	Fire Station No. 4	Project: F-4																					
Department:	Fire-Rescue Department CIP/WBS #:	Council District: 3 Community Plans: Downtown																					
Description:	This project would provide for a new replacement Fire Station #4 with additional capacity, within 1-3 blocks of the current location at 8th and J Streets. The project may include land acquisition, demolition, design, construction, furnishings, equipment and trucks as needed.																						
Justification:	A larger station is required to support the staff and equipment necessary to respond to serve increased density in the Downtown community area and to meet the City standard of providing 7:30 minute emergency response to the community. This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																						
Schedule:	Design and construction will be scheduled as funds become available.																						
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Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																	
Unidentified (DIF)	\$24,747,303	\$0	\$0	\$0	\$0	\$0																	
Total	\$24,747,303	\$0	\$0	\$0	\$0	\$0																	

FY 2015 Downtown Community PFFP

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

Title:	East Village Fire Station	Project: F-5																												
Department:	Fire-Rescue Department	Council District: 3																												
	CIP/WBS #:	Community Plan: Downtown																												
Description:	This project would provide for a new 25,300 square foot fire station including below grade parking, to be located north of Broadway between 13th and 14th Streets. The project will include land acquisition, design, construction, furnishings, equipment and trucks as needed. The project will be implemented as part of a mixed-use development that includes affordable housing.																													
Justification:	A new fire station is needed at this location to meet the demand of increasing density in the Downtown area, and to meet the City standard of providing 7:30 minute emergency response to the community. This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at																													
Schedule:	Land was acquired in 2007. Design and construction will be scheduled as funds are available.																													
	<table border="1"> <thead> <tr> <th>Source</th> <th>Funding</th> <th>Exp.</th> <th>Cont. Appr.</th> <th>FY 2015</th> <th>FY 2016</th> <th>2017-2020</th> </tr> </thead> <tbody> <tr> <td>Unidentified (DIF)</td> <td>\$27,637,856</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Total DIF Eligible</td> <td>\$27,637,856</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table>	Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020	Unidentified (DIF)	\$27,637,856	\$0	\$0	\$0	\$0	\$0	Total DIF Eligible	\$27,637,856	\$0	\$0	\$0	\$0	\$0								
Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																								
Unidentified (DIF)	\$27,637,856	\$0	\$0	\$0	\$0	\$0																								
Total DIF Eligible	\$27,637,856	\$0	\$0	\$0	\$0	\$0																								
Title:	Fire Station No. 7	Project: F-6																												
Department:	Fire-Rescue Department	Council District: 3																												
	CIP/WBS #:	Community Plans: Downtown																												
Description:	This project would provide for expanded capacity at Fire Station No. 7, located in Barrio Logan at 944 Cesar El Chavez Parkway. The project will include the demolition of the existing 3,645 square foot fire station, and the design and construction of a new 10,000 square foot fire station on the same site. The project may include land acquisition, demolition, design, construction, furnishings, equipment and trucks as needed.																													
Justification:	A larger station is required to support the staff and equipment necessary to respond to emergencies in the surrounding areas. This new station is anticipated to respond to emergencies in both the Barrio Logan and Downtown communities. This project is consistent with the goals of the Downtown Community Plan and City's General Plan, and is needed to serve the community at buildout.																													
Schedule:	Design and construction will be scheduled as funds become available.																													
	<table border="1"> <thead> <tr> <th>Source</th> <th>Funding</th> <th>Exp.</th> <th>Cont. Appr.</th> <th>FY 2015</th> <th>FY 2016</th> <th>2017-2020</th> </tr> </thead> <tbody> <tr> <td>Unidentified (DIF)</td> <td>\$7,383,036</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Unidentified (Other)</td> <td>\$7,383,036</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td>\$14,766,071</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> </tr> </tbody> </table>	Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020	Unidentified (DIF)	\$7,383,036	\$0	\$0	\$0	\$0	\$0	Unidentified (Other)	\$7,383,036						Total	\$14,766,071	\$0	\$0	\$0	\$0	\$0	
Source	Funding	Exp.	Cont. Appr.	FY 2015	FY 2016	2017-2020																								
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Unidentified (Other)	\$7,383,036																													
Total	\$14,766,071	\$0	\$0	\$0	\$0	\$0																								

[Click here to go back to top](#)

FY 2015 Downtown Community PFFP

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

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Appendix 1: Unit Pricing for Transportation Projects

	<u>Unit Price Guidelines *</u>
Earthwork:	
Excavation	\$75 per Cubic Yard
Fill	\$40 per Cubic Yard
Imported Backfill	\$15 a ton
Clearing & Grubbing	\$.35 - \$.85 Square Foot (minimum 5% of construction subtotal)
Surface Improvements:	
Remove Curb & Gutter	\$10 per Linear Foot
Remove Sidewalk	\$3 per Linear Foot
Remove Pavement	\$3 per Linear Foot
Grind /Overlay	\$3.50 per Square Foot
AC Leveling Course	\$120 per Ton
4" AC	\$94 a ton
13.5" Cement Treated Base (CTB)	\$34 per Cubic Yard
Curb & Gutter Type G	\$30 per Linear Foot
Curb Ramps	\$5,000 Each
Sidewalk	\$6 per Square Foot
Driveways	\$10 per Square Foot
Median Curb Type B2	\$20 per Linear Foot
Drainage:	
Storm Drain Pipe (18")	\$125 per Linear Foot
Storm Drain Inlet (Type B)	\$7,000 Each
Traffic:	
New Traffic Signal	\$275,000 Each
New Street Light	\$8,000 Each
Relocate Street Light	\$2,000 Each
Landscaping:	
Landscaping	\$22 Per Square Foot
Miscellaneous:	
Retaining Wall	\$35 Per Square Foot
Guard Rail	\$45 Per Linear Foot
Concrete Median Barrier	\$25 - \$35 per Linear Foot
Great Crash Cushion	\$35,000 - \$40,000 Each

** Unit Price Guidelines are based on information compiled from bid item data from recent CIP projects as of April 22, 2013. Unit prices are subject to change based on fluctuations in the economy and costs of construction materials.*

FY 2015 Downtown Community PFFP

Appendix 2: Unit Pricing for Park and Recreation Projects

FACILITIES DESIGN AND CONSTRUCTION: ^(1, 2, 3).

Aquatics Complex (Swimming Pool Development) ⁽⁴⁾	\$6,339,000 per complex
Children’s Play Area – ADA Upgrade	\$748,000 lump sum
Children’s Play Area – New	\$813,000 each
Comfort Station - ADA Upgrade	\$605,000 each
Comfort Station – New	\$813,000 each
Park Site Development ⁽⁵⁾	\$748,000 per acre
Parking Lot Expansion	\$690,000 per ½ acre
Path of Travel - ADA Upgrade ⁽⁶⁾	\$974,000 lump sum
Picnic Shelter	\$288,000 each
Recreation Center – Expansion	\$660 per square foot
Recreation Center – New (17,000 s.f. building)	\$565 per square foot
Security Lighting	\$519,000 lump sum
Sports Field Lighting	\$605,000 per sports field

(1) Improvement costs are provided as a general summary estimate. Costs will vary according to specific site requirements, and size and quantity of facilities needed, and should be determined on a case by case basis. Individual project costs will vary based on the specific improvements included in the project, economy of scale, quantity of improvements, etc.

(2) Cost estimates include construction administration and contingencies, project administration, design and inspection.

(3) Cost estimates are based on information compiled from bid item data from recent CIP projects as of April 22, 2013.

(4) Costs should be adjusted annually to reflect the Engineering News Record Construction Cost Index for Los Angeles (CCI) rate change (from March-to-March). The above costs incorporate the 2011 (2.72%), 2012 (2.48%) and 2013 (0.00%) CCI rate changes.

(5) Aquatics Complex includes a standard 25-yard x 25-meter swimming pool; a pool house building with locker rooms, restrooms, and administrative offices; and other recreational or therapeutic aquatic facilities.

(6) Park Site Development includes: Grading and drainage; irrigation; turf and landscaping; walkways; fencing; security lighting; drinking fountains; benches; tables; trash receptacles; and identification signage.

(7) Path of travel upgrades are required when existing paths are inaccessible, and when existing inaccessible facilities are located along the paths of other facilities that are being improved. This includes the path of travel from the site entry point at the public right-of-way that is closest to public transportation stops and designated accessible parking areas. Facilities that may require upgrades include parking areas, sidewalks and curb ramps, sanitary facilities, drinking fountains, benches and tables, public telephones, signage, etc.

**Appendix 3: Downtown Community Planning Council
Project Priority List***

Priority	Transportation Facility Projects	Proj. #
1	Downtown Promenades	T-4
2	6th Avenue Bridge Promenade	T-6
3	Local Transportation Improvements	T-1
4	Alternative Transportation Modalities	T-3
5	Below-Grade Parking Structures	T-7
6	Local Transit Improvements	T-2
7	Accessibility Compliance - Transportation Facilities	T-5

Priority	Park and Recreation Facility Projects	Proj. #
1	East Village Green General Development Plan	P-9
2	East Village Green Park Development	P-10
3	Children's Park Improvements	P-1
4	Downtown Park Acquisition and Development	P-13
5	St. Joseph's Park	P-2
6	Post Office Square	P-3
7	Amici Park Improvements	P-4
8	North Embarcadero Esplanade	P-12
9	Civic Square	P-5
10	Downtown Recreation Center and Pool	P-11
11	Pantoja Park Improvements	P-6
12	North Central Square	P-8
13	Navy Broadway Park	P-7
14	Accessibility Compliance - Park and Recreation Facilities	P-15
15	Freeway Lids - Open Space and Park Facilities	P-14

Priority	Fire-Rescue Facility Projects	Proj. #
1	Fire Station No. 2 (Bayside)	F-2
2	East Village Fire Station	F-5
3	Fire Station No. 4	F-4
4	Fire Station No. 1 Improvements	F-1
5	Fire Station No. 3 Improvements	F-3
6	Fire Station No. 7	F-6

*Provided for informational purposes only.

FY 2015 Downtown Community PFFP

Appendix 4: Council Resolution Approving PFFP and DIF

(R-2014-760)

RESOLUTION NUMBER R- 309070

DATE OF FINAL PASSAGE JUN 25 2014

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING THE FISCAL YEAR 2015
DOWNTOWN PUBLIC FACILITIES FINANCING PLAN AND
DEVELOPMENT IMPACT FEE SCHEDULE.

WHEREAS, the Council has reviewed and considered the methodology set forth in the Fiscal Year 2015 Downtown Public Facilities Financing Plan and Development Impact Fee Schedule (FY 2015 Downtown Financing Plan), on file in the Office of the City Clerk as Document No. RR- 309070 ; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. The FY 2015 Downtown Financing Plan is approved.
2. That the Chief Financial Officer is authorized to establish and modify individual Capital Improvement Program project budgets to reflect the FY 2015 Downtown Financing Plan provided funding is available for such action.
3. That effective July 1, 2015, all development impact fees due under the FY, 2015 Downtown Financing Plan shall be those fees in effect at the time building permits are issued, plus automatic annual increases in accordance with San Diego Municipal Code section 142.0640(b), effective July 1, 2016.
4. That the FY 2015 Downtown Financing Plan is incorporated by reference into this Resolution as support and justification for satisfaction of findings required pursuant to the Mitigation Fee Act, as set forth in California Government Code section 66000 et seq., for imposition of development impact fees. Specifically, it is determined and found that this documentation:

(R-2014-760)

a. Identifies the purpose of the development impact fee, which is to ensure that new development projects pay a share of the funding needed for community serving infrastructure necessary to serve new development;

b. Identifies the use to which the development impact fee is to be put. The development impact fees will be used to finance transportation, park and recreation, library, and fire-rescue facilities as set forth in the FY 2015 Downtown Financing Plan;

c. Demonstrates how there is a reasonable relationship between the development impact fee use and the type of development project on which the development impact fee is imposed. The development impact fees will be used to provide for a contribution for community serving infrastructure needed to serve both residential and non-residential development; and

d. Demonstrates how there is a reasonable relationship between the need for the public facility and the type of development project on which the development impact fee is imposed.

(i) Transportation Projects: Both residential development and non-residential development utilize the community's transportation system. Various street projects, traffic signal interconnect systems, landscaping, and median improvements are necessary to adequately serve the community.

(ii) Park and Recreation Projects: Residential development utilizes the community's park and recreation facilities, and improvements are necessary based on the projected population at full community development to maintain existing levels of service, and to achieve General Plan standards.

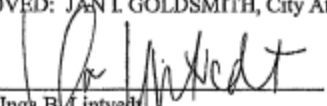
(iii) Library Projects: Residential development utilizes the community's libraries, and improvements are necessary based on the projected population at full

(R-2014-760)

community development to maintain existing levels of service, and to achieve General Plan standards.

(iv) Fire-Rescue Projects: Residential and non-residential development will be served by community fire facilities, and additional facilities are necessary based on the projected population at full community development, General Plan standards, and established emergency response times.

APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Ingh B. Lintveit
Deputy City Attorney


IBL:mm
5/27/2014
Or.Dept: Planning
Doc. No. 792529_2

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JUN 17 2014

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 6/25/14
(date)


KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on JUN 17 2014, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherri Lightner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Harris	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage JUN 25 2014

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

(Seal)

By *Mary Fernandez*, Deputy

<p>Office of the City Clerk, San Diego, California</p> <p>Resolution Number R- <u>309070</u></p>
--

**FY 2015
Downtown Community
Development Impact Fee Schedule***

FY 2015 Fee Schedule in effect through June 30, 2015:

	Residential Development	Non-residential Development	
	Per Dwelling Unit	Per 1,000 SF	Per ADT
Park & Recreation Component:	\$3,812	\$1,867	\$0
Fire-Rescue Component:	\$549	\$352	\$0
Total:	\$4,361	\$2,219	\$0

FY 2015 Fee Schedule in effect as of July 1, 2015*:

	Residential Development	Non-residential Development	
	Per Dwelling Unit	Per 1,000 SF	Per ADT
Transportation Component:	\$1,284	\$0	\$321
Park & Recreation Component:	\$5,347	\$1,818	\$0
Fire-Rescue Component:	\$1,136	\$795	\$0
Total:	\$7,767	\$2,613	\$321

*The FY 2015 DIF Schedule rates will increase every July 1, beginning in FY 2016 (July 1, 2015). The amount of the increase is based on the one-year change (from March to March) in the Construction Cost Index for Los Angeles as published monthly in the Engineering News-Record.

Cedar Street Apartments

Downtown-Discretionary Project: 805 W. Cedar SDP/CDP
Cedar Street Apartments SDP/CDP - DOWNTOWN (Process 4) Site Development Permit and Coastal Development Permit for the demolition of a historical resource (HRB No. 1451) and the construction of a nine-story, 91-foot tall residential development with 110 dwelling units (including 24 affordable units) on the 11,206 square foot site at 805 West Cedar Street in the Little Italy neighborhood of the Downtown Community Plan area (Council District 3). The site is located within the non-appealable area of the Coastal Overlay Zone

Below are the notes from the Pre-Design / Design Review committee:

Project Facts:

Proposed 9-story apartment building with 110 units (all micro studios), a memorial for the Vulcan steam room and sauna that contributed to SD's LGBTQ+ community and AIDS education from 1974-2013.

24 units low income = **33.9% of BASE DENSITY** and 22% of the total 110 units

6.23 FAR proposed; 8 FAR allowed

10 parking spaces; 22 bicycle spaces; 2 motorcycle spaces

Preliminary Historical Review and Planning reviews performed

Demolition Permits submitted for two buildings (805 Cedar and 1650 California)

Incentive bonus for providing affordable housing: increased height limit to 95', max building base, street wall height, and demolition of existing buildings.

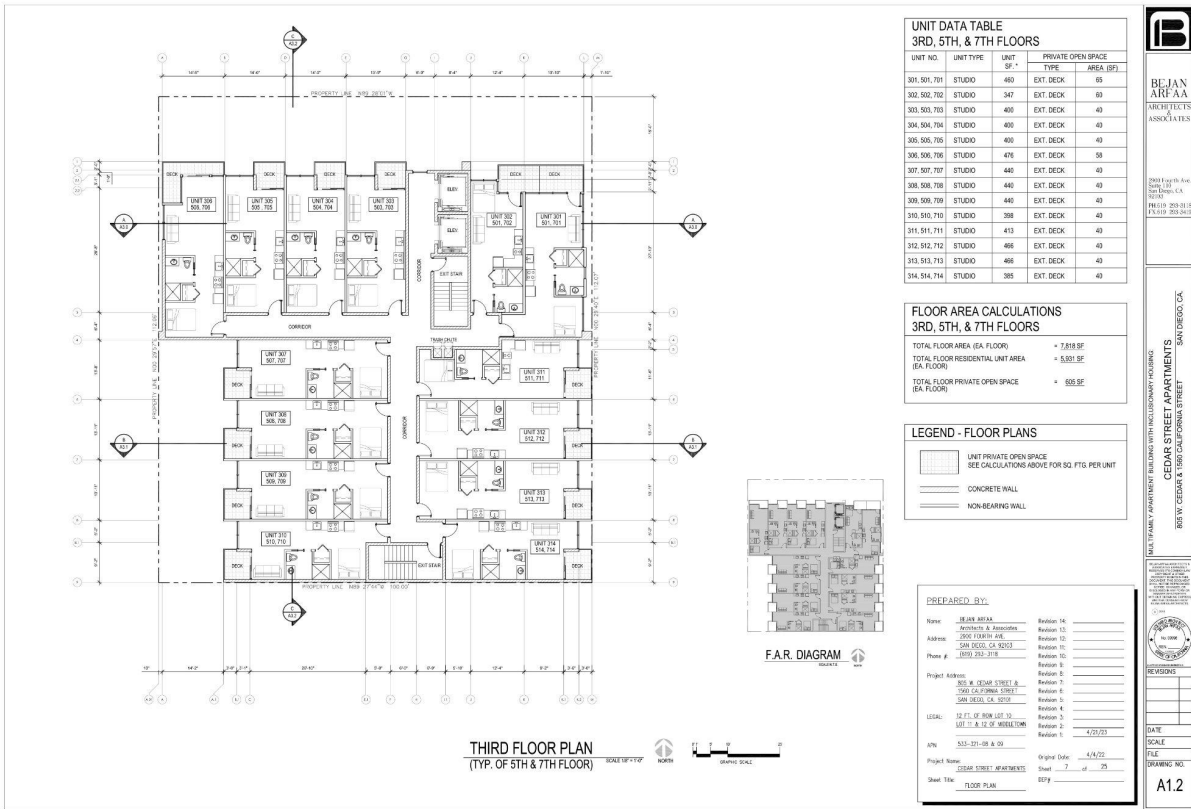
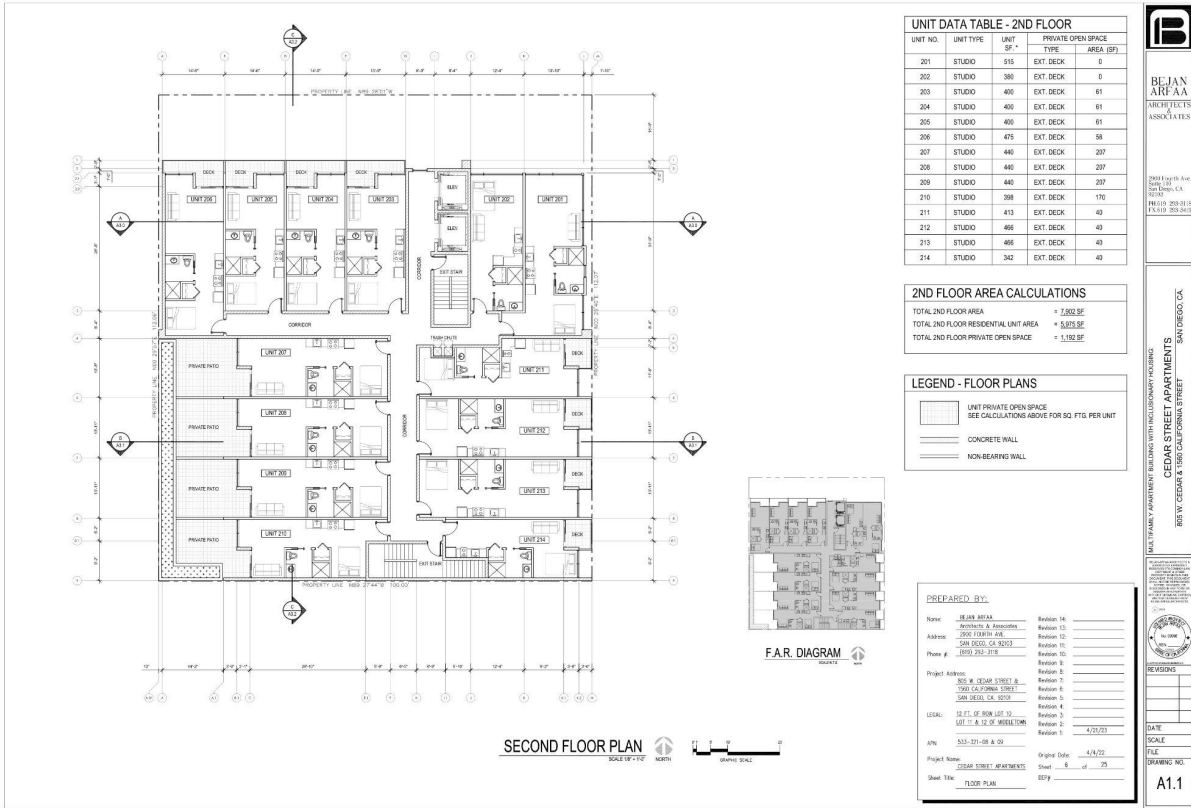
Considering adding 2 more floors to increase unit count to 138, height to 105', FAR to 7.48, affordable housing percentage of 17% (min. Required for 2 incentive requests)

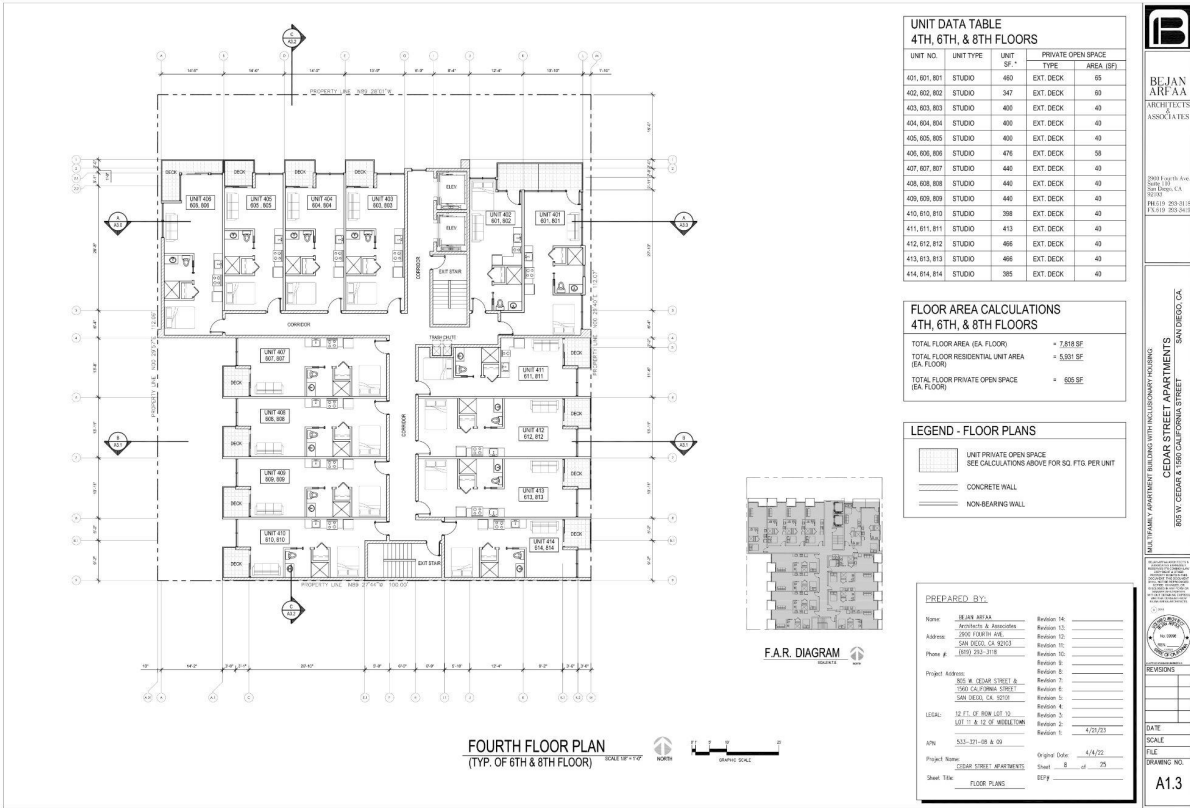
Discussion:

Bejan Aarfa presented the project details to the committee. The project was generally well-received. The committee suggested considering ground-floor retail as an amenity for the residents and to activate the street level. The architect said they would bring this consideration to the owner.

The committee was supportive of the project adding two more floors and 28 additional units and await an update from the project team.

The committee recommends Downtown Planning SUPPORT this project.





UNIT DATA TABLE
4TH, 6TH, & 8TH FLOORS

UNIT NO.	UNIT TYPE	UNIT SF *	PRIVATE OPEN SPACE	
			TYPE	AREA (SF)
401, 601, 801	STUDIO	460	EXT. DECK	65
402, 602, 802	STUDIO	347	EXT. DECK	60
403, 603, 803	STUDIO	400	EXT. DECK	40
404, 604, 804	STUDIO	400	EXT. DECK	40
405, 605, 805	STUDIO	400	EXT. DECK	40
406, 606, 806	STUDIO	476	EXT. DECK	58
407, 607, 807	STUDIO	440	EXT. DECK	40
408, 608, 808	STUDIO	440	EXT. DECK	40
409, 609, 809	STUDIO	440	EXT. DECK	40
410, 610, 810	STUDIO	398	EXT. DECK	40
411, 611, 811	STUDIO	413	EXT. DECK	40
412, 612, 812	STUDIO	466	EXT. DECK	40
413, 613, 813	STUDIO	466	EXT. DECK	40
414, 614, 814	STUDIO	385	EXT. DECK	40

FLOOR AREA CALCULATIONS
4TH, 6TH, & 8TH FLOORS

TOTAL FLOOR AREA (EA. FLOOR)	= 7,818 SF
TOTAL FLOOR RESIDENTIAL UNIT AREA (EA. FLOOR)	= 5,931 SF
TOTAL FLOOR PRIVATE OPEN SPACE (EA. FLOOR)	= 605 SF

LEGEND - FLOOR PLANS

- UNIT PRIVATE OPEN SPACE (SEE CALCULATIONS ABOVE FOR SQ. FT/G. PER UNIT)
- CONCRETE WALL
- NON-BEARING WALL

PREPARED BY:

Name: BEJAN ARFAA Region 14
 Architects & Associates Region 13
 Address: 2905 FORTH AVE. Region 12
 SAN DIEGO, CA 92105 Region 11
 Phone #: (619) 293-3118 Region 10
 Region 9
 Region 8
 Region 7
 Region 6
 Region 5
 Region 4
 Region 3
 Region 2
 Region 1

LEGAL: 12 FT. x 12 FT. RESIDENTIAL Region 2
12 FT. x 12 FT. RESIDENTIAL Region 1

DATE: 4/2/21

Project Name: CEDAR STREET APARTMENTS Original Date: 4/4/22
 Sheet Title: FLOOR PLANS Sheet: 8 of 25
 Scale: 1/8" = 1'-0" Date: 05/19

BEJAN ARFAA ARCHITECTS ASSOCIATES

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 PHONE: (619) 293-3118 FAX: (619) 293-3410

MULTIFAMILY APARTMENT BUILDING WITH INCLUSIVE HOUSING
CEDAR STREET APARTMENTS SAN DIEGO, CA
 800 W. CEDAR & 1500 CALIFORNIA STREET

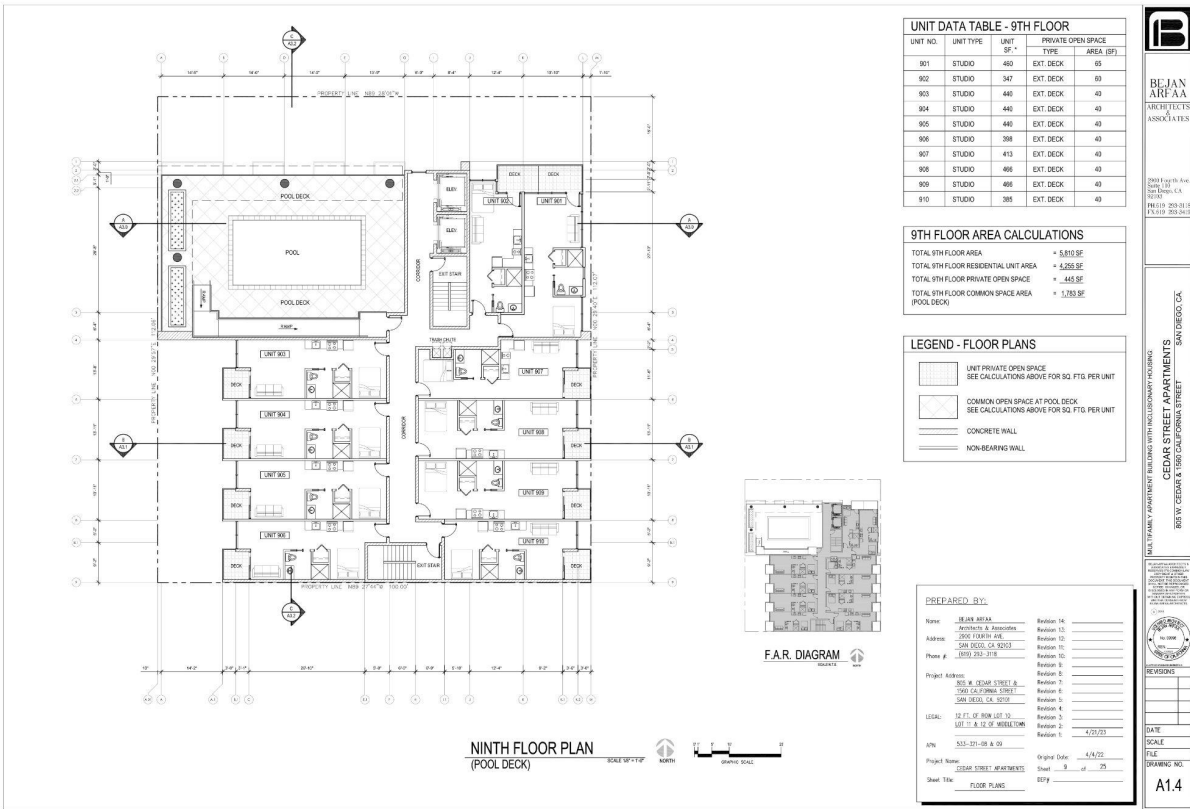
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DATE

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FILE

DRAWING NO. **A1.3**



UNIT DATA TABLE
9TH FLOOR

UNIT NO.	UNIT TYPE	UNIT SF *	PRIVATE OPEN SPACE	
			TYPE	AREA (SF)
901	STUDIO	460	EXT. DECK	65
902	STUDIO	347	EXT. DECK	60
903	STUDIO	400	EXT. DECK	40
904	STUDIO	400	EXT. DECK	40
905	STUDIO	400	EXT. DECK	40
906	STUDIO	398	EXT. DECK	40
907	STUDIO	413	EXT. DECK	40
908	STUDIO	466	EXT. DECK	40
909	STUDIO	466	EXT. DECK	40
910	STUDIO	385	EXT. DECK	40

9TH FLOOR AREA CALCULATIONS

TOTAL 9TH FLOOR AREA	= 5,910 SF
TOTAL 9TH FLOOR RESIDENTIAL UNIT AREA	= 4,206 SF
TOTAL 9TH FLOOR PRIVATE OPEN SPACE	= 445 SF
TOTAL 9TH FLOOR COMMON AREA (POOL DECK)	= 1,739 SF

LEGEND - FLOOR PLANS

- UNIT PRIVATE OPEN SPACE (SEE CALCULATIONS ABOVE FOR SQ. FT/G. PER UNIT)
- COMMON OPEN SPACE AT POOL DECK (SEE CALCULATIONS ABOVE FOR SQ. FT/G. PER UNIT)
- CONCRETE WALL
- NON-BEARING WALL

PREPARED BY:

Name: BEJAN ARFAA Region 14
 Architects & Associates Region 13
 Address: 2905 FORTH AVE. Region 12
 SAN DIEGO, CA 92105 Region 11
 Phone #: (619) 293-3118 Region 10
 Region 9
 Region 8
 Region 7
 Region 6
 Region 5
 Region 4
 Region 3
 Region 2
 Region 1

LEGAL: 12 FT. x 12 FT. RESIDENTIAL Region 2
12 FT. x 12 FT. RESIDENTIAL Region 1

DATE: 4/2/21

Project Name: CEDAR STREET APARTMENTS Original Date: 4/4/22
 Sheet Title: FLOOR PLANS Sheet: 9 of 25
 Scale: 1/8" = 1'-0" Date: 05/19

BEJAN ARFAA ARCHITECTS ASSOCIATES

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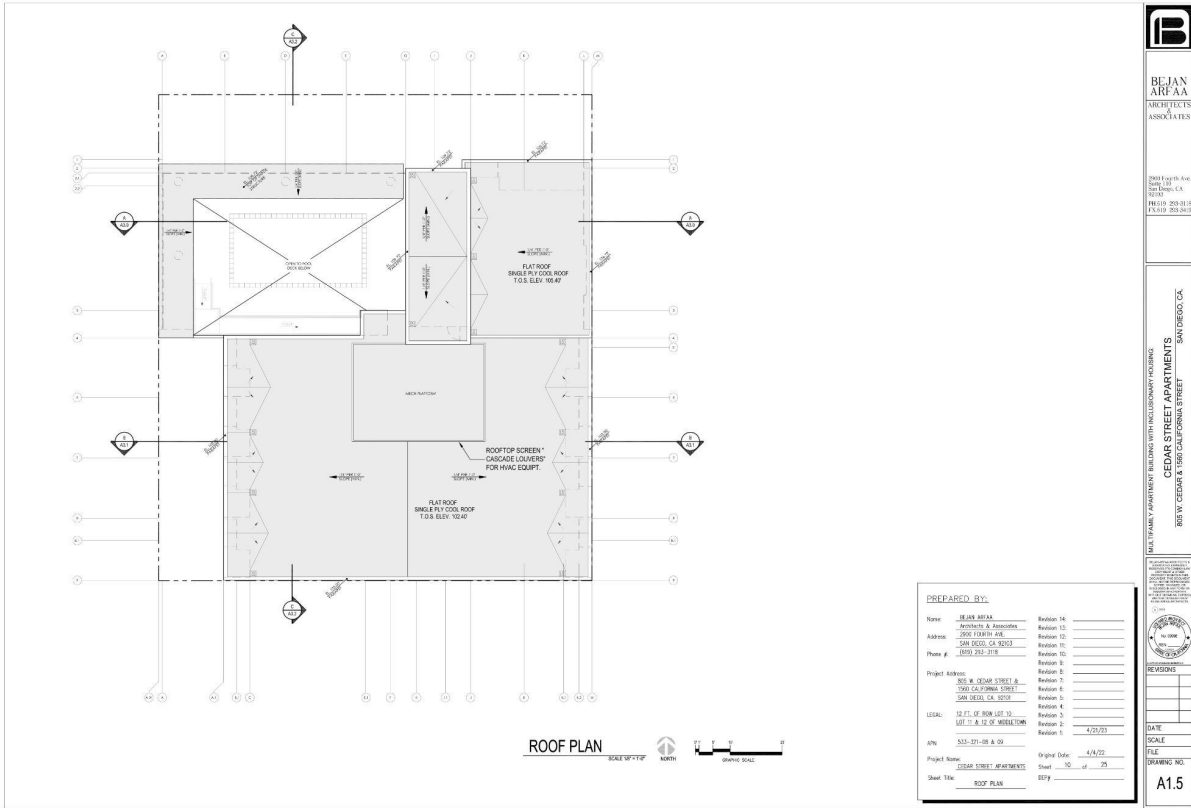
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DATE

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FILE

DRAWING NO. **A1.4**



PREPARED BY:

Name	JEREMY BEJAN	Revision 14	
Address	Architects & Associates	Revision 13	
Address	2906 FOURTH AVE.	Revision 12	
Address	SAN DIEGO, CA 92103	Revision 11	
Phone #	(619) 293-3113	Revision 10	
Project Address	355 W CEDAR STREET &	Revision 9	
Project Address	1500 CALIFORNIA STREET	Revision 8	
Project Address	SAN DIEGO, CA 92103	Revision 7	
Project Address		Revision 6	
Project Address		Revision 5	
Project Address		Revision 4	
Project Address		Revision 3	
Project Address		Revision 2	
Project Address		Revision 1	4/23/21

DATE: 4/8/21
 SCALE: AS SHOWN
 FILE: CEDAR ST APARTMENTS
 SHEET NO: 11 of 25
 DRAWING NO: A1.5
 SHEET TITLE: ROOF PLAN

BEJAN ARCHITECTS ASSOCIATES

2906 4th Ave
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 FAX: (619) 293-3413

MULTIFAMILY APARTMENT BUILDING WITH INCLUSIVE HOUSING
CEDAR STREET APARTMENTS
 355 W CEDAR & 1500 CALIFORNIA STREET
 SAN DIEGO, CA

REVISIONS

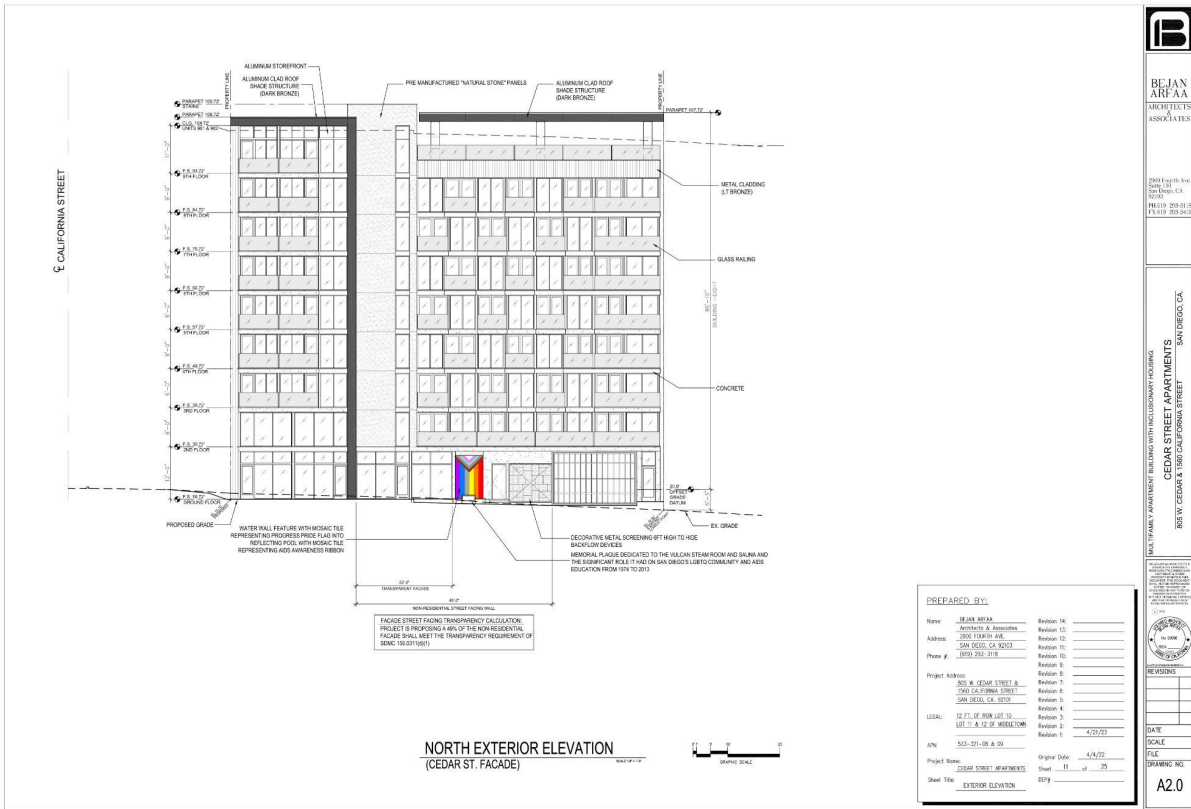
DATE

SCALE

FILE

DRAWING NO.

A1.5



PREPARED BY:

Name	JEREMY BEJAN	Revision 14	
Address	Architects & Associates	Revision 13	
Address	2906 FOURTH AVE.	Revision 12	
Address	SAN DIEGO, CA 92103	Revision 11	
Phone #	(619) 293-3113	Revision 10	
Project Address	355 W CEDAR STREET &	Revision 9	
Project Address	1500 CALIFORNIA STREET	Revision 8	
Project Address	SAN DIEGO, CA 92103	Revision 7	
Project Address		Revision 6	
Project Address		Revision 5	
Project Address		Revision 4	
Project Address		Revision 3	
Project Address		Revision 2	
Project Address		Revision 1	4/23/21

DATE: 4/8/21
 SCALE: AS SHOWN
 FILE: CEDAR ST APARTMENTS
 SHEET NO: 11 of 25
 DRAWING NO: A2.0
 SHEET TITLE: EXTERIOR ELEVATION

BEJAN ARCHITECTS ASSOCIATES

2906 4th Ave
 San Diego, CA 92103
 (619) 293-3113
 FAX: (619) 293-3413

MULTIFAMILY APARTMENT BUILDING WITH INCLUSIVE HOUSING
CEDAR STREET APARTMENTS
 355 W CEDAR & 1500 CALIFORNIA STREET
 SAN DIEGO, CA

REVISIONS

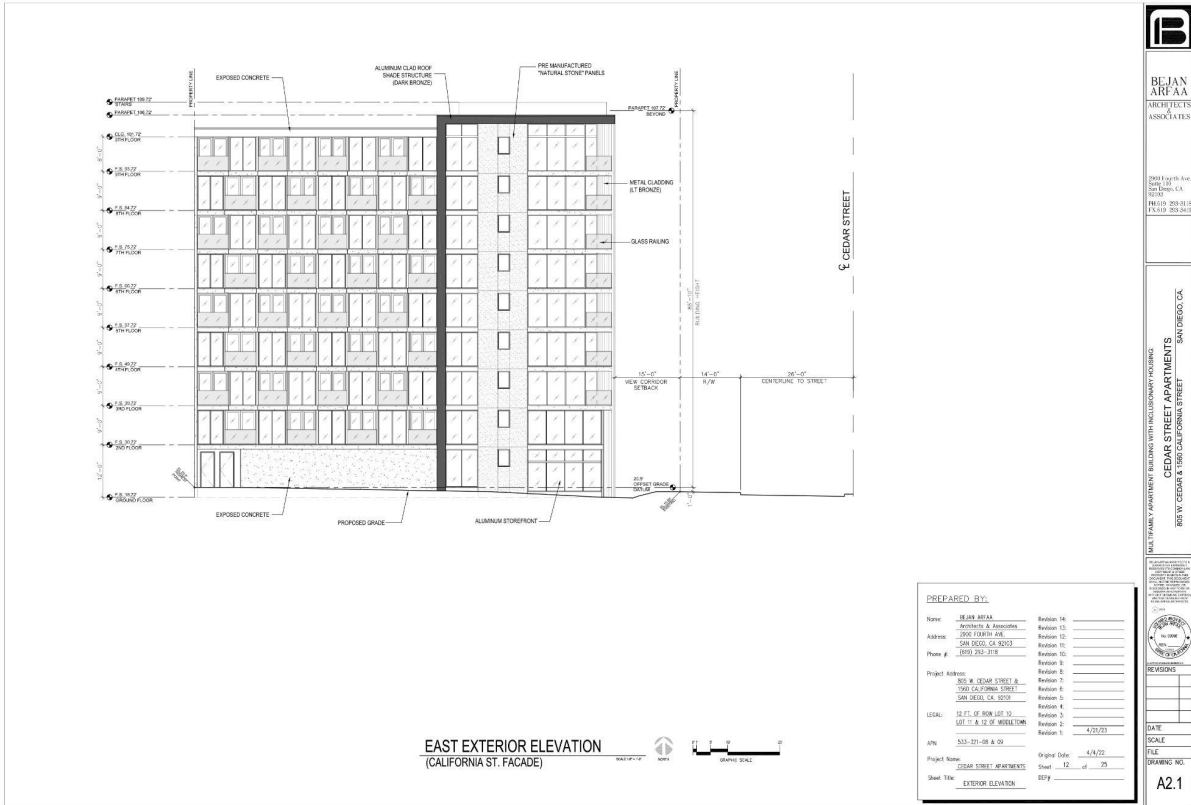
DATE

SCALE

FILE

DRAWING NO.

A2.0



BEJAN ARFAA ARCHITECTS ASSOCIATES

2900 4th Ave. Suite 100 San Diego, CA 92103
 Phone: (619) 293-3113 Fax: (619) 293-3413

MULTIFAMILY APARTMENT BUILDING WITH INCLUSIVE HOUSING
CEDAR STREET APARTMENTS
 355 W. CEDAR & 1500 CALIFORNIA STREET
 SAN DIEGO, CA

DATE: _____
 SCALE: _____
 FILE: _____
 REVISIONS: _____
 DRAWING NO. **A2.1**

BEJAN ARFAA ARCHITECTS ASSOCIATES

2900 4th Ave. Suite 100 San Diego, CA 92103
 Phone: (619) 293-3113 Fax: (619) 293-3413

MULTIFAMILY APARTMENT BUILDING WITH INCLUSIVE HOUSING
CEDAR STREET APARTMENTS
 355 W. CEDAR & 1500 CALIFORNIA STREET
 SAN DIEGO, CA

DATE: _____
 SCALE: _____
 FILE: _____
 REVISIONS: _____
 DRAWING NO. **A2.2**

SOUTH EXTERIOR ELEVATION

PREPARED BY:

Name	BE JAN BEJAN Architects & Associates	Revision 14	
Address	2900 FORTH AVE SAN DIEGO, CA 92108	Revision 13	
Phone #	(619) 292-3118	Revision 12	
Project Address	905 W CEDAR STREET & 1500 CALIFORNIA STREET SAN DIEGO, CA 92108	Revision 11	
LEGAL:	12 FT. OF ROW LOT 10 LOT 11 & 12 OF MESELUON	Revision 10	
APN	533-271-09 & 09	Revision 9	4/23/21
Project Name	CEDAR STREET APARTMENTS	Original Date	4/8/22
Sheet Title	EXTERIOR ELEVATION	Sheet	14 of 25

DATE: _____
SCALE: _____
FILE: _____
DRAWING NO. **A2.3**

BE JAN ARCHITECTS ASSOCIATES

2900 FORTH AVE
SAN DIEGO, CA
92108
PHONE: 619-292-3118
FAX: 619-292-3410

MULTIFAMILY APARTMENT BUILDING WITH INCLUSIVE HOUSING
CEDAR STREET APARTMENTS
905 W CEDAR & 1500 CALIFORNIA STREET
SAN DIEGO, CA

REVISIONS

NO.	DATE	DESCRIPTION

NORTH COLORED ELEVATION
(CEDAR ST. FACADE)

PREPARED BY:

Name	BE JAN BEJAN Architects & Associates	Revision 14	
Address	2900 FORTH AVE SAN DIEGO, CA 92108	Revision 13	
Phone #	(619) 292-3118	Revision 12	
Project Address	905 W CEDAR STREET & 1500 CALIFORNIA STREET SAN DIEGO, CA 92108	Revision 11	
LEGAL:	12 FT. OF ROW LOT 10 LOT 11 & 12 OF MESELUON	Revision 10	
APN	533-271-09 & 09	Revision 9	4/23/21
Project Name	CEDAR STREET APARTMENTS	Original Date	4/8/22
Sheet Title	COLORED ELEVATION	Sheet	15 of 25

DATE: _____
SCALE: _____
FILE: _____
DRAWING NO. **A2.4**

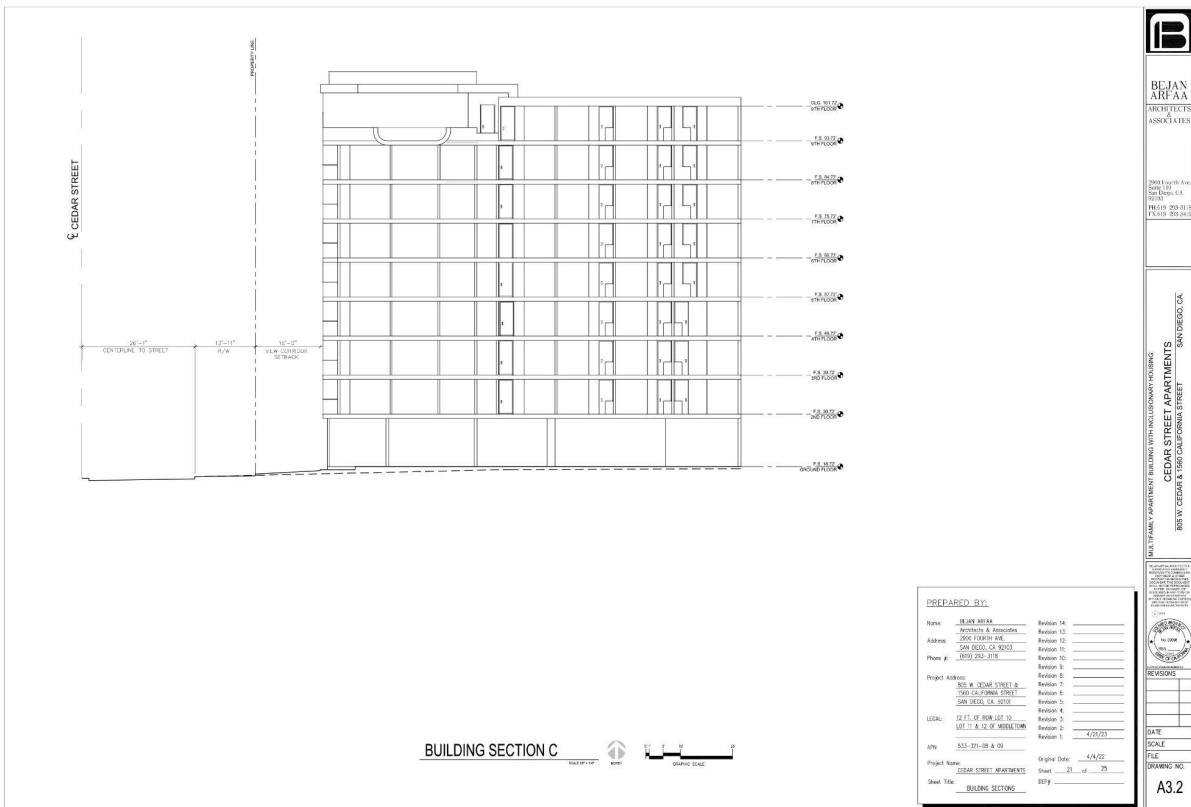
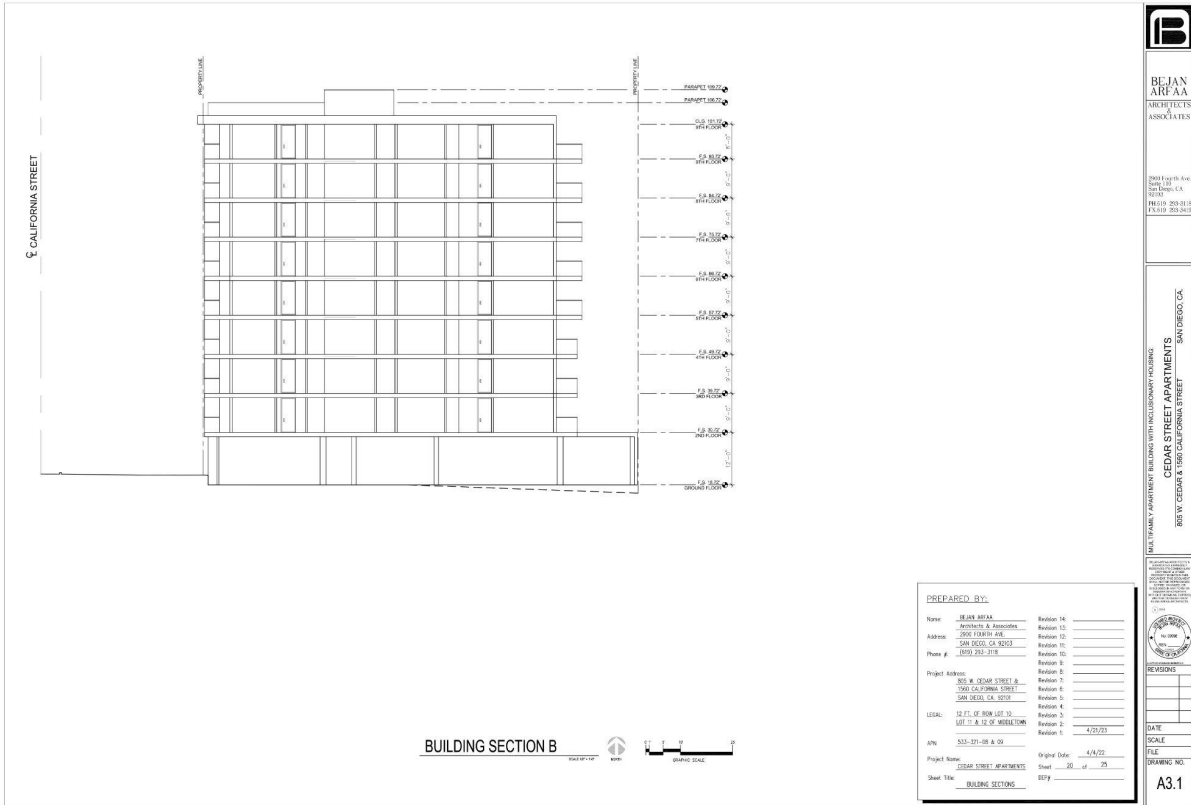
BE JAN ARCHITECTS ASSOCIATES

2900 FORTH AVE
SAN DIEGO, CA
92108
PHONE: 619-292-3118
FAX: 619-292-3410

MULTIFAMILY APARTMENT BUILDING WITH INCLUSIVE HOUSING
CEDAR STREET APARTMENTS
905 W CEDAR & 1500 CALIFORNIA STREET
SAN DIEGO, CA

REVISIONS

NO.	DATE	DESCRIPTION





BEJAN ARFAA ARCHITECTS ASSOCIATES

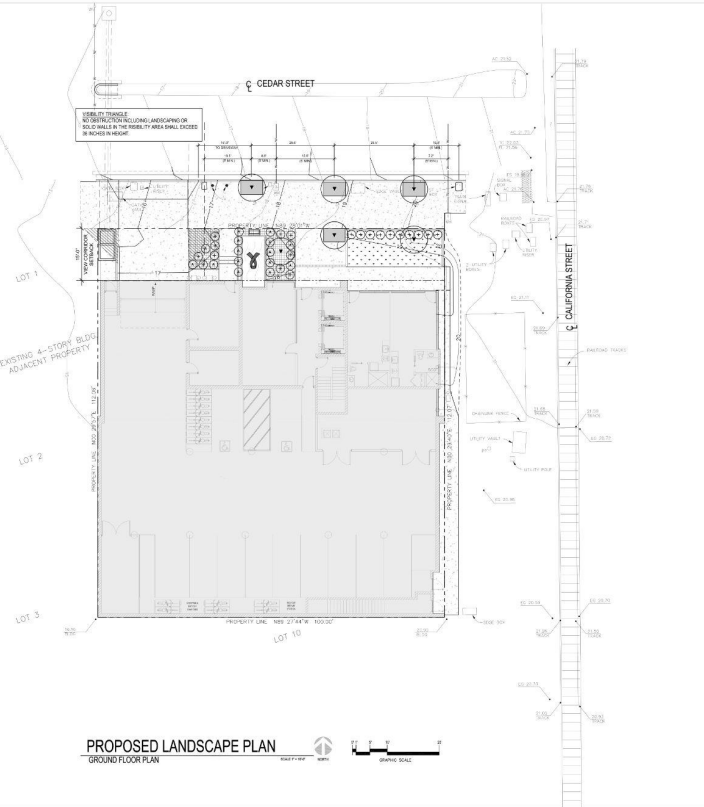
2001 FORTIA AVE
SAN DIEGO, CA 92108
PHONE: 619.293.3118
FAX: 619.293.3419

MULTIFAMILY APARTMENT BUILDING WITH INCLUSIVE HOUSING
CEDAR STREET APARTMENTS
850 W. CEDAR & 1500 CALIFORNIA STREET SAN DIEGO, CA

PREPARED BY:
Name: BEJAN ARFAA ARCHITECTS
Address: 2001 FORTIA AVE, SAN DIEGO, CA 92108
Phone #: 619.293.3118
Project Address: 850 W. CEDAR STREET & 1500 CALIFORNIA STREET, SAN DIEGO, CA 92108
LEGAL: 12 FT. OF 80W LOT 10, LOT 11 & 12 OF WHEELTON
APN: 533-021-08 & 09
Project Name: CEDAR STREET APARTMENTS
Sheet Title: BUILDING RENDERINGS

Revision 14
Revision 13
Revision 12
Revision 11
Revision 10
Revision 9
Revision 8
Revision 7
Revision 6
Revision 5
Revision 4
Revision 3
Revision 2
Revision 1

Original Date: 4/4/22
Sheet: 22 of 25
DATE: 4/4/22
SCALE: 1/4" = 1'-0"
FILE: DRAWING NO. A4.0



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	% MATURE	SPREAD HEIGHT
(Symbol)	JACARANDA MIMOSAFLORA	JACARANDA (STREET TREE)	30' BOX	8	100%	18'x18'
(Symbol)	AGAPATHUS AFRICANUS	LYL OF THE RILE (BLUE)	1 GAL.	10	100%	2'x2'
(Symbol)	PITTOSPORUM T. VARIEGAT.	VARIEGATED WICK GRASS	1 GAL.	20	100%	3'x3'

LANDSCAPE REQUIREMENTS:

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF CITY AND COUNTY REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL. LANDSCAPE ENGINEERS ARE TO VERIFY LANDSCAPE RELATED TO THE BUILDING AND DESIGN ADJUSTMENTS.
- ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITH-OUT VEGETATION SHALL BE COVERED WITH MULCH TO MIN. DEPTH OF 3" INCHES.
- TREE ROOT BARRIERS OR STRUCTURAL SOILS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENT INCLUDING CURBS OR STREET FRONTAGE OR OTHER STRUCTURAL IMPROVEMENTS ARE PLACED ADJACENT TO TREE TRUNKS.
- MINIMUM PROTECT ZONE OF 40" IF AN AREA SHALL BE PROVIDED FOR ALL TREES THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET. THE MINIMUM DIMENSION AND PROTECT ZONE ARE NOT REDUCED WITH THE USE OF STRUCTURAL SOILS.

PLANTING NOTES:

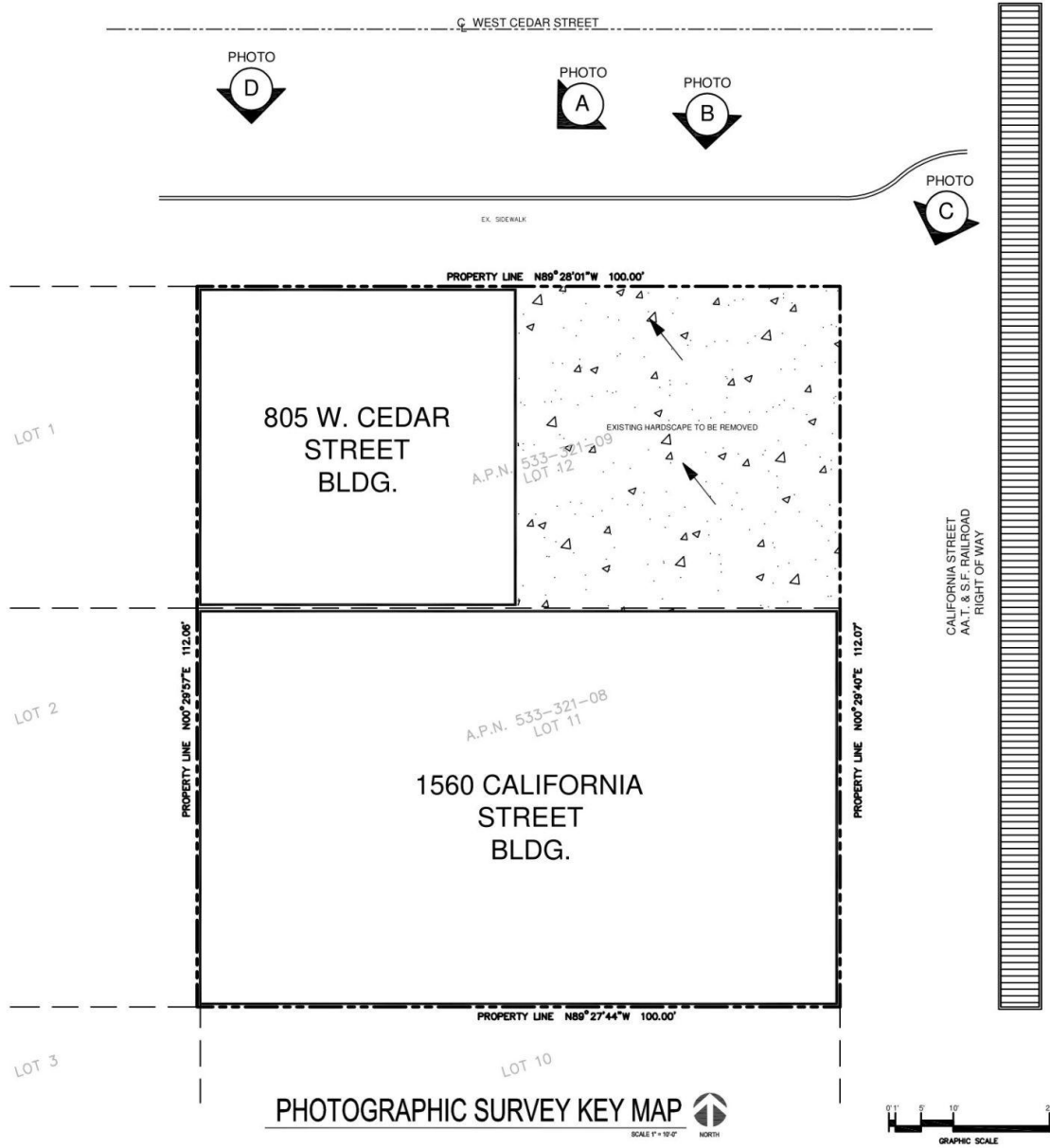
- THE PLANTING PLAN IS DIAGRAMMATIC AND SHALL BE USED AS A GUIDE FOR SETTING OUT PLANTS. PRIOR TO PLANTING THE LANDSCAPE ARCHITECT SHALL BE CONTACTED TO APPROVE ALL PLANT LOCATIONS AND SPECIES ADJUSTMENTS.
- PLANT MATERIALS SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH. ALL PLANTS ARE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT IF SUBSTANDARD IN SIZE, QUALITY AND HEALTH. PROVIDE WATERPROOF SPECIES IDENTIFICATION TAGS ON ONE PLANT PER SPECIES PER GROUPING.
- POST PLANTING FERTILIZATION SHALL BE PERFORMED BY CONTRACTOR AT 20, 40, & 90 DAYS AFTER PLANTING.
- OPENING AND TREES SHALL BE PROTECTED BY CHAIN LINK OR CHAIN LINK COVER OR EQUIVALENT DURING CONSTRUCTION.
- PROVIDE 2" LAYER OF "POLY-CARBON" FOR ALL NON-TURF PLANTING AREAS WITH SLOPES LESS STEEP THAN 3:1. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO BEING ORDERED FROM SUPPLIER.
- CONTRACTOR TO PROVIDE AFTER NETTING ON ALL SLOPES 3:1 OR GREATER.
- VINES SHALL BE SECURED TO ADJACENT FENCES, POSTS OR WALLS USING VINE TIES, UNLESS SHOWN ON DETAILS.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF NINETY (90) DAYS AFTER FINAL ACCEPTANCE OF THE BUILDING. ALL AREAS SHALL BE KEPT CLEAN AND FREE OF WEEDS. ALL DEAD OR DYING PLANTS MUST BE REMOVED WITHIN TWO (2) WEEKS.
- CONTRACTOR SHALL GUARANTEE PLANT LONGEVITY AS FOLLOWS: TREES - ONE YEAR, SHRUBS AND ORNAMENTAL COVER - THREE MONTHS.
- WHERE TREE TRUNKS ARE WITHIN 5 FEET OF PAVING, CONTRACTOR SHALL INSTALL PROTECTORS BY "BIO BARRIER" PER MANUFACTURER'S SPECIFICATIONS.
- ALL STREET TREES SHALL BE THE BEST QUALITY JACARANDA TREES AS NOTED IN THE OPTION CONVEYANCE PLAN PAGE 10.
- GRADED PAD AREAS SHALL HYDRO SEEDS TO PREVENT EROSION, IN THE EVENT THAT CONSTRUCTION OF BUILDINGS DOES NOT OCCUR WITHIN 30 DAYS OF GRADING.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY MANAGEMENT. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A STATE OF ORDER AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION (BASED ON DEAD PLANT MATERIAL SHALL BE ATTRACTIVELY TREATED OR RECYCLED PER THE CONDITION OF THE PROJECT).
- NO TREES ALLOWED WITHIN 10 FEET OF ANY BEYOND MAIN OR BEYOND LATERAL.
- IE - EXISTING.

MAWA CALCULATIONS
MAWA WATER BUDGET: 1,470.826 GAL. (279) - 17,000 GAL. (NR)
E.A. = 81

PREPARED BY:
Name: BEJAN ARFAA ARCHITECTS
Address: 2001 FORTIA AVE, SAN DIEGO, CA 92108
Phone #: 619.293.3118
Project Address: 850 W. CEDAR STREET & 1500 CALIFORNIA STREET, SAN DIEGO, CA 92108
LEGAL: 12 FT. OF 80W LOT 10, LOT 11 & 12 OF WHEELTON
APN: 533-021-08 & 09
Project Name: CEDAR STREET APARTMENTS
Sheet Title: COPY

Revision 14
Revision 13
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Revision 8
Revision 7
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Revision 5
Revision 4
Revision 3
Revision 2
Revision 1

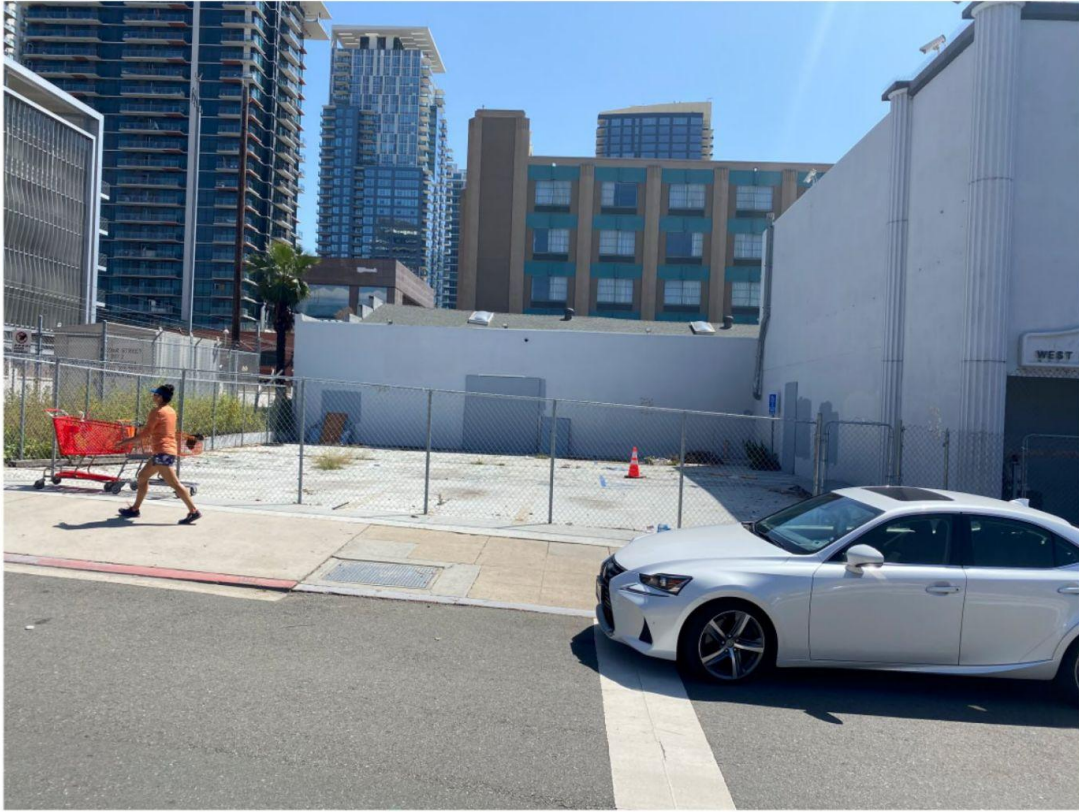
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Sheet: 22 of 25
DATE: 4/4/22
SCALE: 1/4" = 1'-0"
FILE: DRAWING NO. L1.0





SITE PHOTO A

PHOTOGRAPHIC SURVEY 805 W. CEDAR & 1560 CALIFORNIA ST.



SITE PHOTO B

PHOTOGRAPHIC SURVEY 805 W. CEDAR & 1560 CALIFORNIA ST.



SITE PHOTO C

PHOTOGRAPHIC SURVEY 805 W. CEDAR & 1560 CALIFORNIA ST.



SITE PHOTO D

PHOTOGRAPHIC SURVEY 805 W. CEDAR & 1560 CALIFORNIA ST.

Two America Plaza

Downtown-Discretionary Project:1111/Kettner TWO AMERICA PLAZA TM - DOWNTOWN (Process 4) Tentative Map (TM) to create one (1) commercial condominium and 48 residential condominiums for a 13-story mixed-use development previously approved under CCDP/CCPDP/NUP No. 2018-58 on the 65,317-square-foot site at 1111 Kettner Boulevard in the Columbia neighborhood of the Downtown Community Plan area (Council District 3).

Below are the notes from the Pre-Design / Design Review committee:

Project Facts:

The committee learned that this project has a long history. In 1999/2000, One America Plaza was built, and Two America Plaza was slated to follow shortly thereafter. Four floors of underground parking were built to service both buildings, and the existing parking structure extends under Two America Plaza. However, economic conditions changed; the second tower wasn't built; and the project has been delayed over 20 years. Over the years, many proposals have been made and not realized. Developers have attempted to change the zoning from Hotel to Residential, with no success. At one point, the site was slated for the Central Library. At another point it was to become a public park.

In addition to the four levels of parking already underground, there is also a pre-existing foundation, and this currently proposed plan utilizes the foundation and column grid. It would be too costly to remove the foundation and start over, so there are many constraints. In a way, this project is sustainable in that it works with what is existing instead of tearing it down and starting over.

The project consists of 300 hotel rooms on 9 floors and 48 'hotel condos' on the 3 floors above the regular hotel rooms. This project will have the 1st level of the parking garage dedicated to it, consisting of 173 spaces. If there is need for additional parking, hotel guests can pay for parking in the other levels of the parking garage.

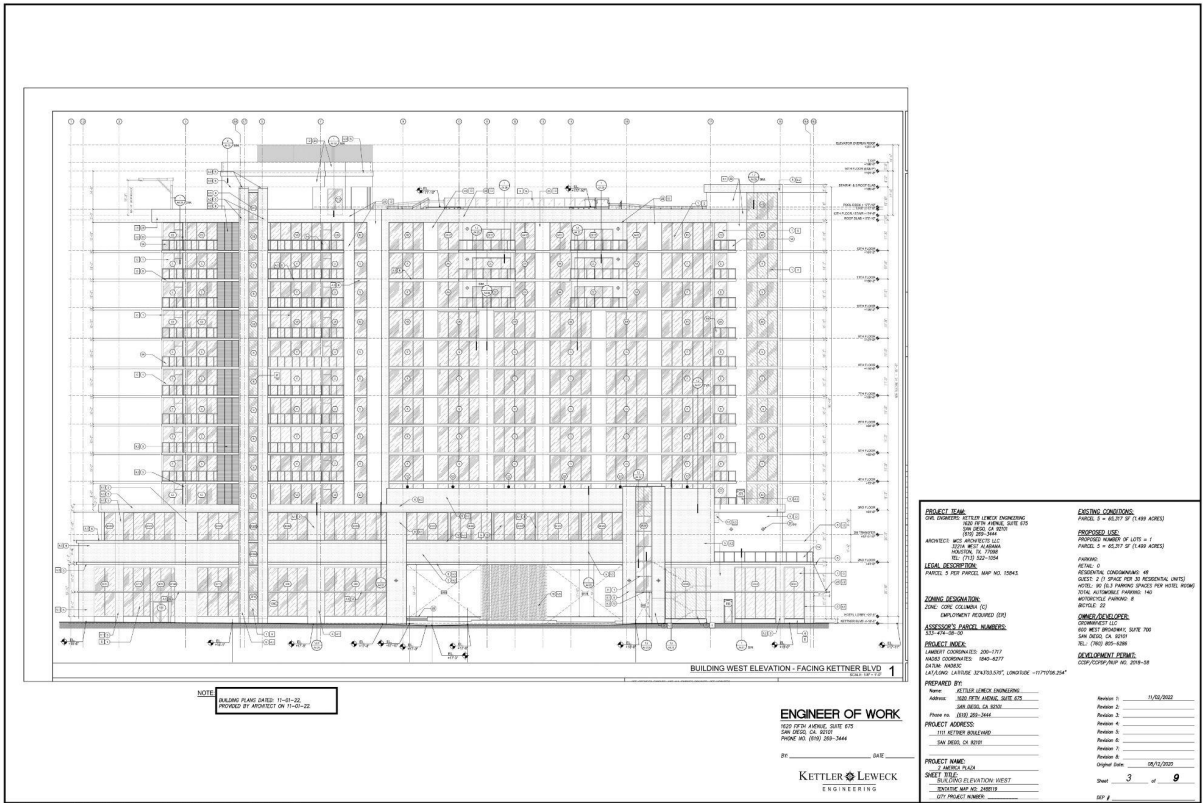
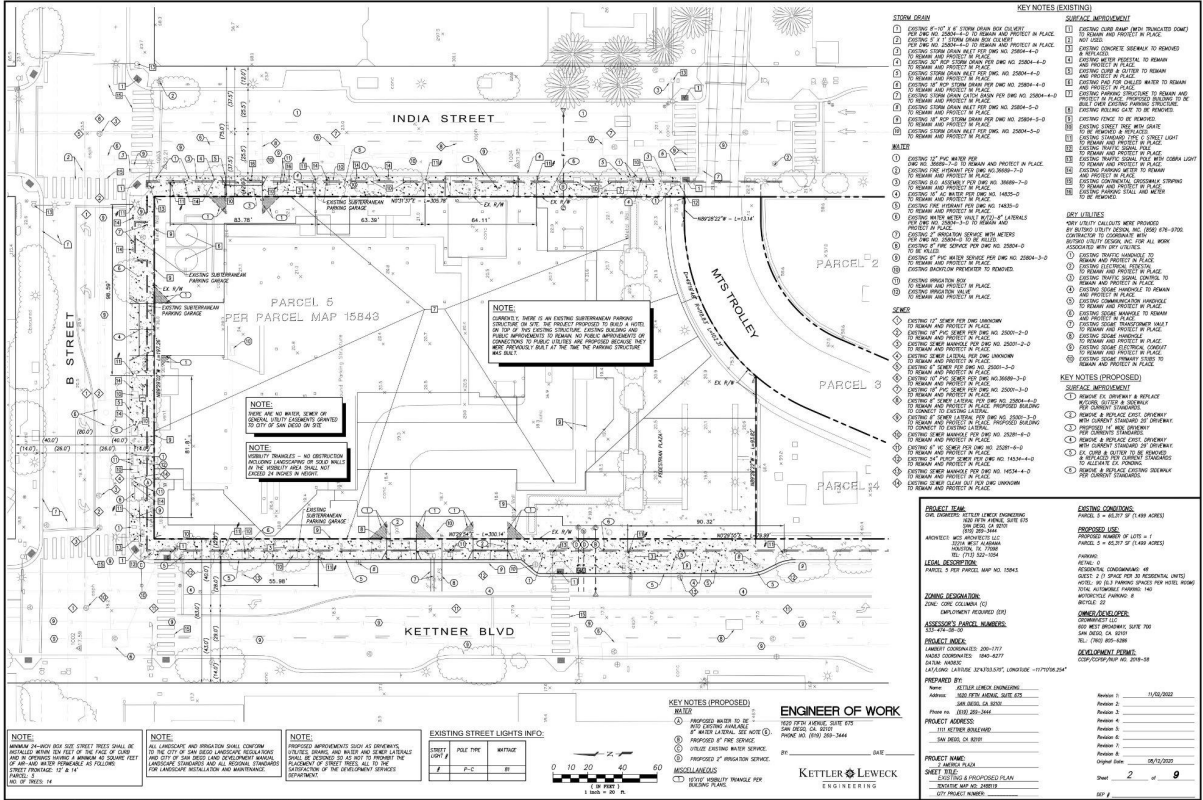
Discussion:

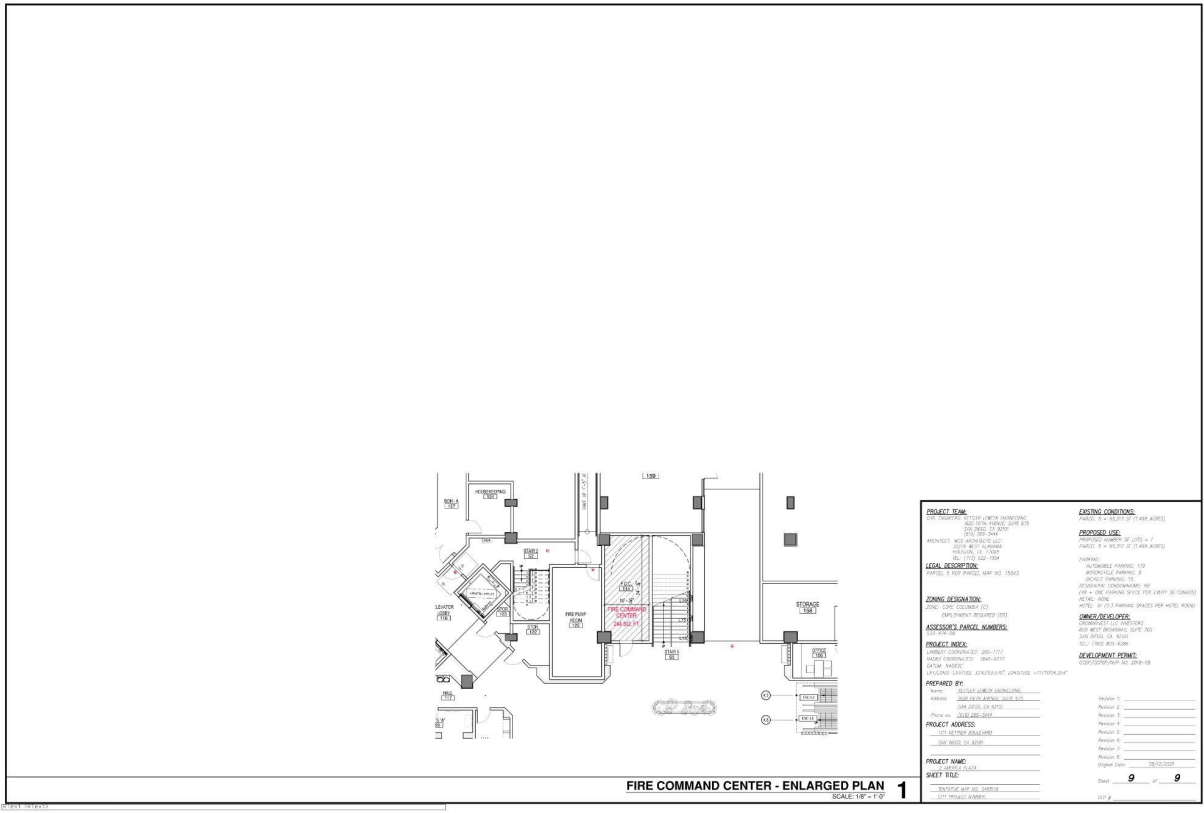
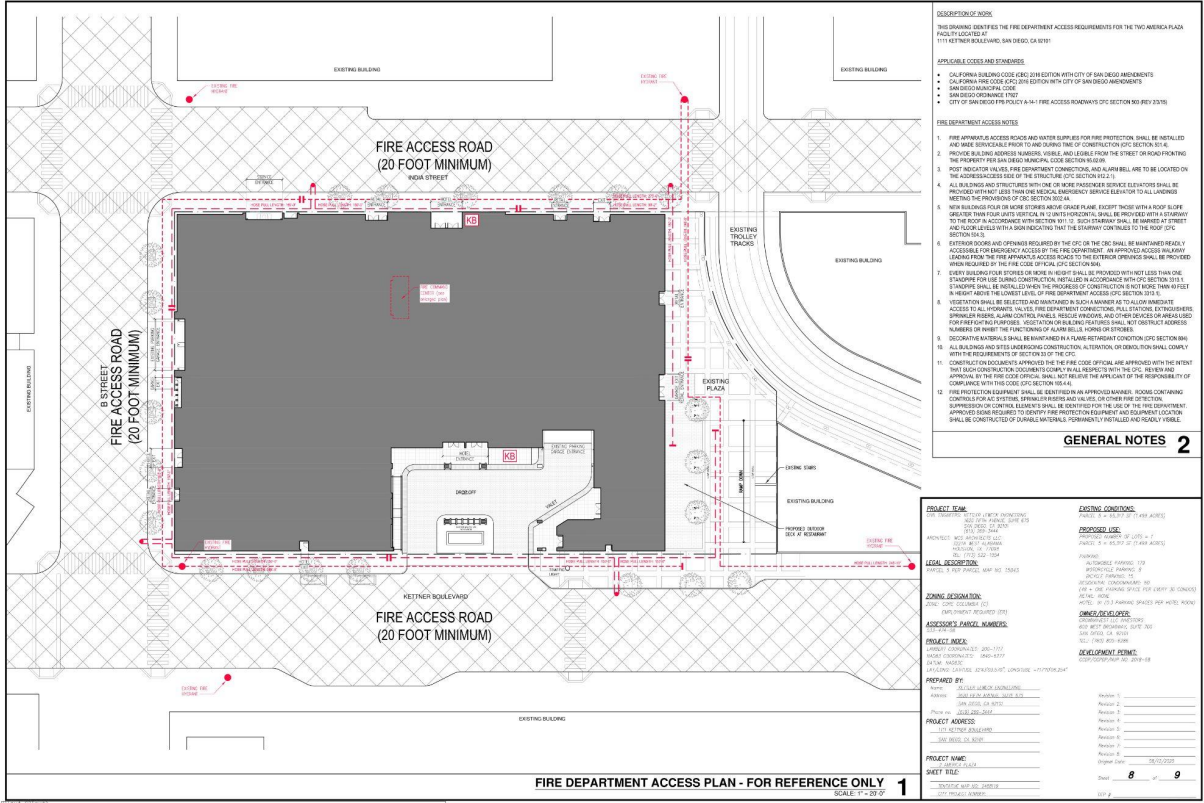
Angelica Fernandez, client representative, and her colleague were there to present. They filled us in on the project's background (above) and details (above). We asked about the project's sustainable feature (whether it's a 'green building'), and Angelica promised to send that info.

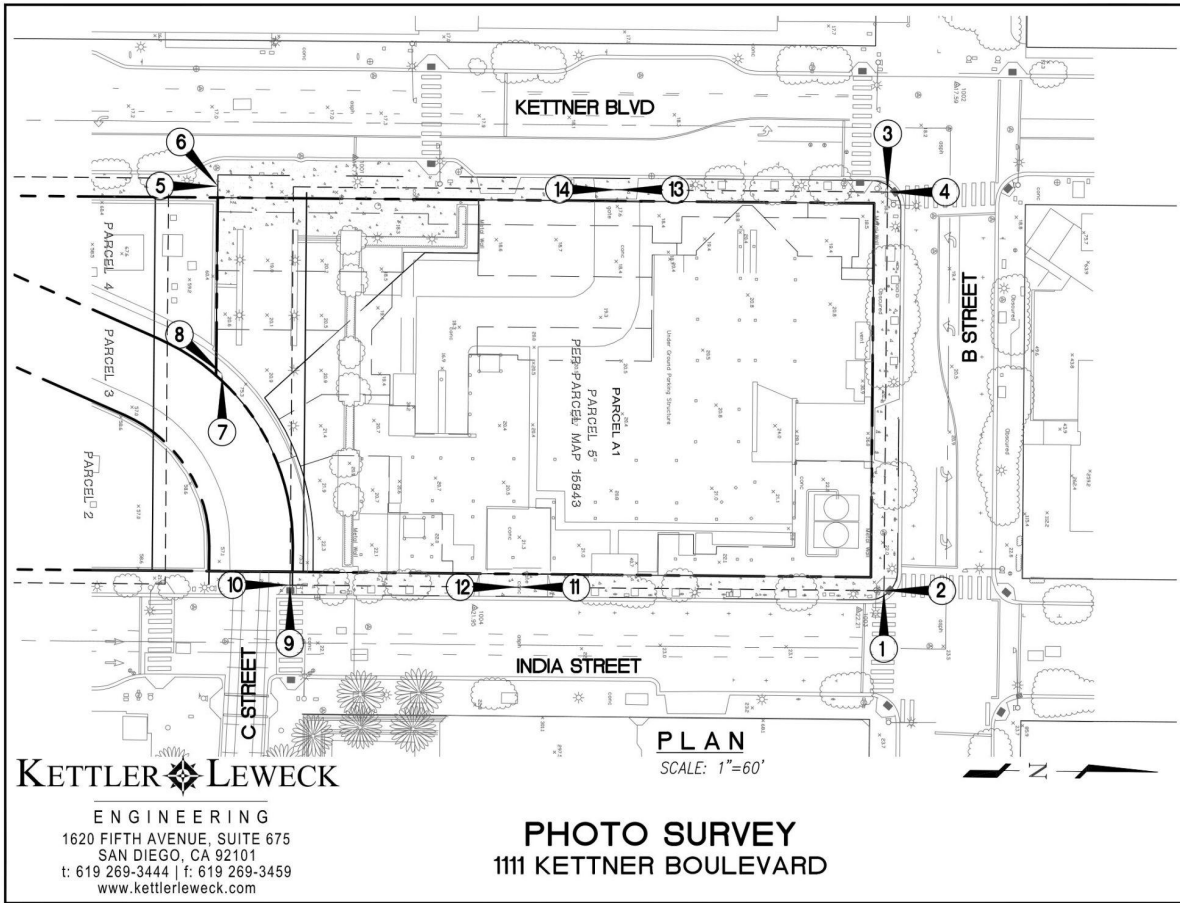
We also suggested consulting the city's mobility plan and other plans so that the project can anticipate any planned infrastructure improvements, such as new bike lanes, and plan/design the public realm accordingly. We also suggested two bulb-outs be added at Kettner Street and B and just north of the entrance to the parking garage on Kettner to align with the extent of the sidewalk west at Santa Fe Depot. The additional bulb outs will improve safety and enhance the pedestrian experience.

Angelica informed us that all street trees will be retained and if any are damaged during construction, they will be replaced.

The committee recommends Downtown Planning SUPPORT this project.







K:\PROJECTS\0198 - TWO AMERICA PLAZA\ENR\EXHIBITS\PHOTOGRAPHIC SURVEY\0198-PHOTO SURVEY EXHIBIT.DWG (05-14-20 10:43:58AM) Plotted by: francisco

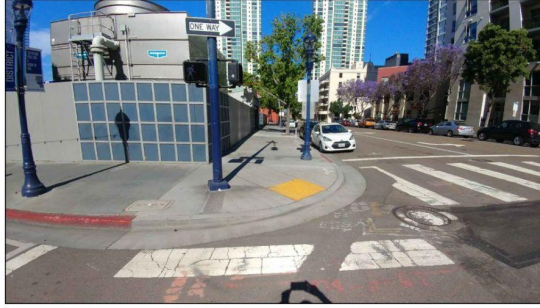


PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4

KETTLER LEWECK

ENGINEERING
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA 92101
t: 619 269-3444 | f: 619 269-3459
www.kettlerleweck.com

PHOTO SURVEY
1111 KETTNER BLVD



PHOTO 5

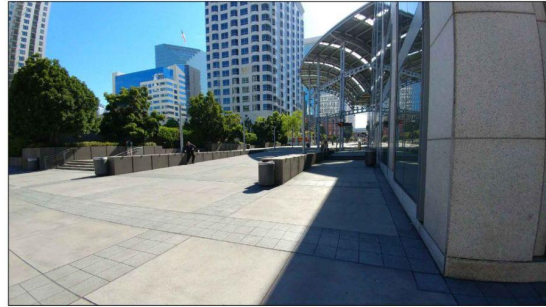


PHOTO 6

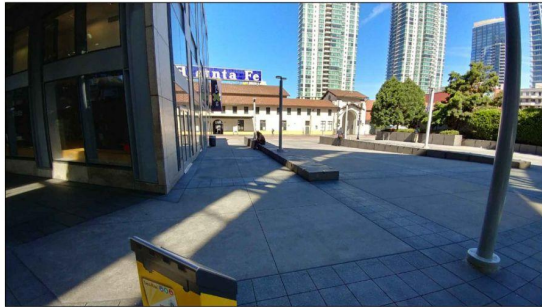


PHOTO 7



PHOTO 8

KETTLER LEWECK

ENGINEERING
1620 FIFTH AVENUE, SUITE 675
SAN DIEGO, CA 92101
t: 619 269-3444 | f: 619 269-3459
www.kettlerleweck.com

PHOTO SURVEY
1111 KETTNER BLVD



PHOTO 9



PHOTO 10



PHOTO 11

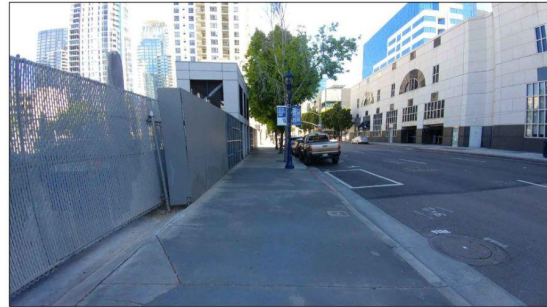


PHOTO 12

KETTLER LEWECK

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PHOTO SURVEY
1111 KETTNER BLVD

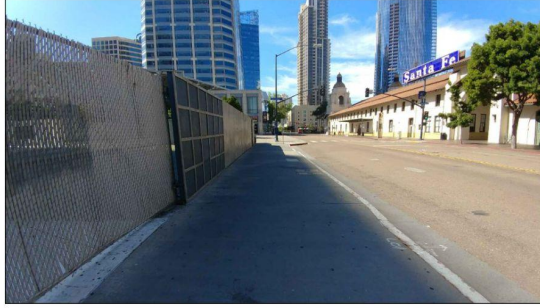


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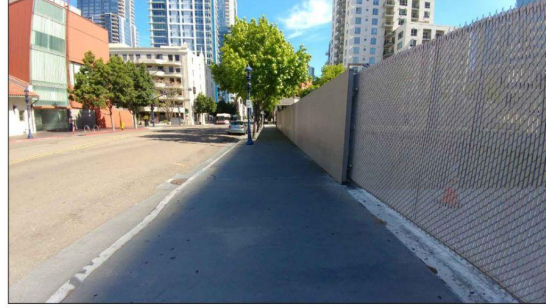


PHOTO 14

KETTLER LEWECK

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PHOTO SURVEY
1111 KETTNER BLVD

639 Kettner

Downtown-Discretionary Project:639/Kettner

639 Kettner CDP - DOWNTOWN (Process 2) Coastal Development Permit for the demolition of the 1,149 square-foot building and the construction of six-story, mixed-use building containing one residential dwelling unit and approximately 753 square feet of ground floor commercial space on the 1,159 square-foot site at 639 Kettner Boulevard on the east side of Kettner Boulevard between West G Street and West Harbor Drive in the Marina neighborhood of the Downtown Community Plan area (Council District 3).

Below are the notes from the Pre-Design / Design Review committee:

Project Facts:

The project team was not in attendance and provided answers to the committee's questions over email.

The project aims to remove an existing 1-story commercial building and replace it with a 6-story mixed use building consisting of a ground floor commercial space with a 4-story single family townhouse and roof deck above. Each floor plate is over 1,100 square feet.

Discussion:

The design review committee asked whether multi-family had been considered.

From the architect:

- “The zoning ordinance allows mixed use and requires a commercial component at ground level, we are not requesting any variances, and are not aware that one would be needed for the project as proposed.”
- “There are no provisions that I know of that limits multi-family on a 1,000 SF lot; however, per sections 1006.3.3 of the 2022 California Building Code if the building where to be multifamily we would be required 2 exits per floor, so 2 stairways would be required, and they would have to be approximately 25 feet away from each other which would negatively impact the amount of usable square footage at each floor due to the triangular shape of the lot. The Building code does make an exception for R-3 Occupancies (single family) and allows just one to exist as proposed.”

The committee recommends the owner and design team consider multi-family and a creative design that could accommodate a second stairwell (perhaps an exterior one could be an option?). Given the state's housing crisis and the project's location adjacent to a trolley stop, it's an excellent opportunity for multi-family infill in a transit-oriented area. This will stem climate change and provide much needed housing to our city.

The committee also suggests that the owner and design team review AB 835 - the [Single Stair Reform Bill](#) and consider asking the city whether the project could be a test case for this proposed bill.

The committee recommends Downtown Planning SUPPORT this project WITH RESERVATIONS.

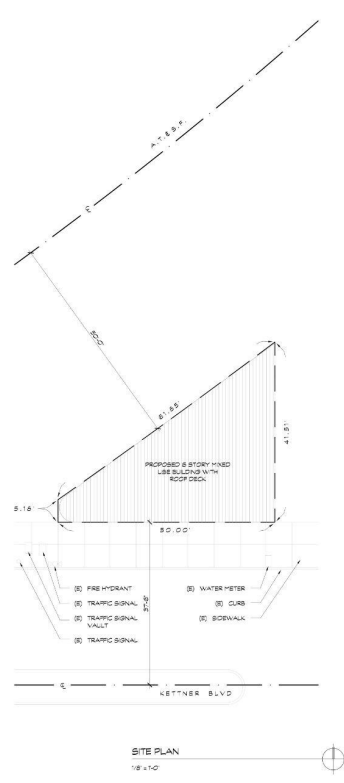
High-Resolution Project Plan:

<https://apps.sandiego.gov/directories/development-services/docs/Site%20Development%20Plans%20PRJ-1078254.pdf>

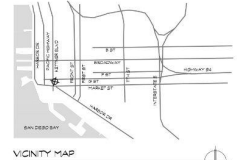
High-Resolution Photo Survey:

[https://apps.sandiego.gov/directories/development-services/docs/Photographic%20Survey%20\(COMBINED\)%20PRJ-1078254%20221201195144.pdf](https://apps.sandiego.gov/directories/development-services/docs/Photographic%20Survey%20(COMBINED)%20PRJ-1078254%20221201195144.pdf)

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- A-1 SITE PLAN
 - A-2 GROUND FLOOR PLAN
 - A-3 LEVEL 2 FLOOR PLAN
 - A-4 LEVEL 3 FLOOR PLAN
 - A-5 LEVEL 4 FLOOR PLAN
 - A-6 LEVEL 5 ROOF DECK PLAN
 - A-7 WEST ELEVATION
 - A-8 EAST ELEVATION
 - A-9 NORTH ELEVATION
 - A-10 SOUTH ELEVATION
 - A-11 ENLARGED STREET ELEVATION
 - A-12 RENDERING



OWNER
SCOVEN HARRIS
802 W. NORTH ST
SAN DIEGO, CA 92101

DESIGNER
OSCAR ZAZUETA
777 FIFTH AVENUE
SAN DIEGO, CA 92101
951.302.3887

SCOPE OF WORK:
REMOVE EXISTING 1-STORY COMMERCIAL BUILDING.
BUILD NEW 8-STORY MIXED USE BUILDING COMPOSED OF:
GROUND FLOOR COMMERCIAL SPACE WITH 4-STORY BLDG. FAMILIY TOWNHOUSE WITH ROOF DECK ABOVE.

ASSESSORS NO. 835-700-1-00

LEGAL DESCRIPTION: PORTION OF LOT "C" IN BLOCK 30 MAP 488 NEW SAN DIEGO

ZONE: MARINA PLANNED DISTRICT MPD/MARINA

LOT AREA: 1,189 SF

CONSTRUCTION: TYPE V-B, FULLY BRICKLINED MFR3D

OCCUPANCIES: GROUP M / R3

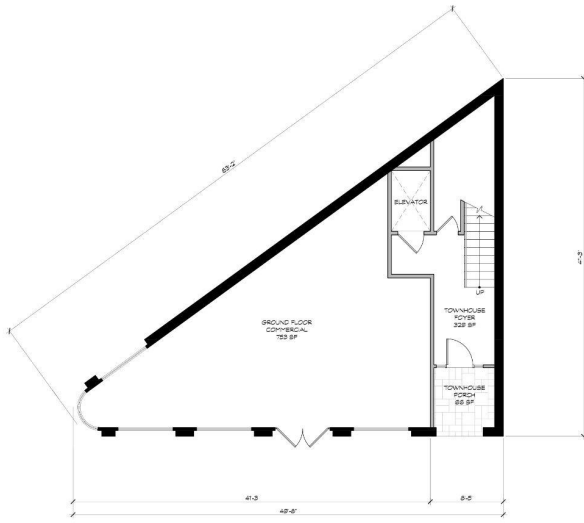
BUILDING AREAS

EXISTING BUILDING TO BE REMOVED	1,148 SF
GROUND FLOOR COMMERCIAL	783 SF
GROUND FLOOR TOWNHOUSE PORTER	328 SF
TOWNHOUSE LEVEL 2	1,148 SF
TOWNHOUSE LEVEL 3	1,148 SF
TOWNHOUSE LEVEL 4	1,148 SF
TOWNHOUSE LEVEL 5	279 SF
ROOF DECK LEVEL 6	870 SF
TOTAL INTERIOR BUILDING AREA	5,887 SF

OS: OZ DESIGN LAB
DESIGNER OF RECORD FOR ARCHITECTURAL AND ENGINEERING PROJECT MANAGEMENT
1177 25TH STREET
SAN DIEGO, CALIFORNIA 92101

KETTNER MIXED USE
639 KETTNER BOULEVARD
SAN DIEGO, CALIFORNIA 92101

A-1



PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

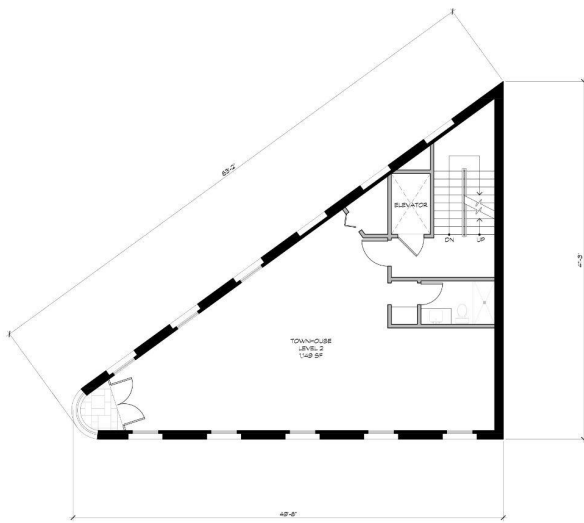
o3 | OZ DESIGN LAB
 6591 WAKYNE CRESTLINE PROJECT, WAKYNE
 6591 WAKYNE CRESTLINE PROJECT, WAKYNE
 6591 WAKYNE CRESTLINE PROJECT, WAKYNE
 6591 WAKYNE CRESTLINE PROJECT, WAKYNE

KETTNER MIXED USE
 639 KETTNER BOULEVARD
 SAN DIEGO, CALIFORNIA 92101

DATE: 10/15/2019
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO: 19-0001
 SHEET NO: A-2

PROPOSED
 FIRST FLOOR
 PLAN

A-2



PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

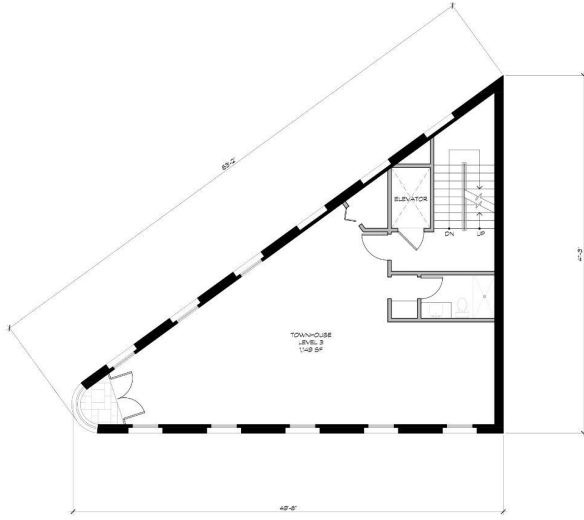
o3 | OZ DESIGN LAB
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 6591 WAKYNE CRESTLINE PROJECT, WAKYNE
 6591 WAKYNE CRESTLINE PROJECT, WAKYNE
 6591 WAKYNE CRESTLINE PROJECT, WAKYNE

KETTNER MIXED USE
 639 KETTNER BOULEVARD
 SAN DIEGO, CALIFORNIA 92101

DATE: 10/15/2019
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO: 19-0001
 SHEET NO: A-3

PROPOSED
 SECOND FLOOR
 PLAN

A-3



PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

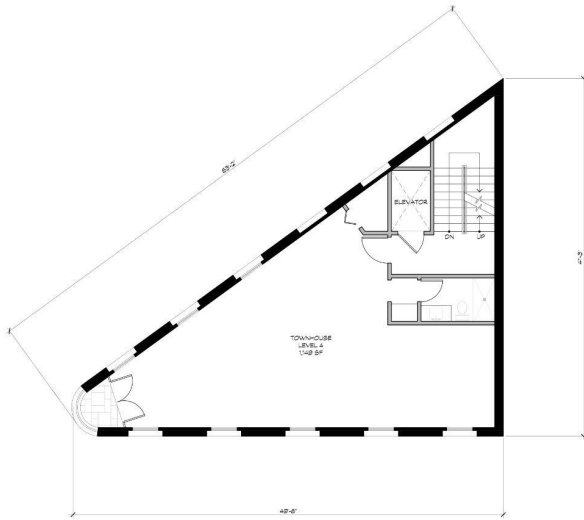
o3 | OZ DESIGN LAB
 6591 WAKYUINE CREST DRIVE PROJECT, WAKYUINE
 417 W. WAKYUINE AVENUE SAN DIEGO, CALIFORNIA 92101
 619.209.7892

KETTNER MIXED USE
 639 KETTNER BOULEVARD
 SAN DIEGO, CALIFORNIA 92101

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/14/2024
2	ISSUED FOR PERMITS	08/14/2024
3	ISSUED FOR PERMITS	08/14/2024
4	ISSUED FOR PERMITS	08/14/2024
5	ISSUED FOR PERMITS	08/14/2024
6	ISSUED FOR PERMITS	08/14/2024

PROPOSED
THIRD FLOOR
PLAN
A-4



PROPOSED FOURTH FLOOR PLAN
1/4" = 1'-0"

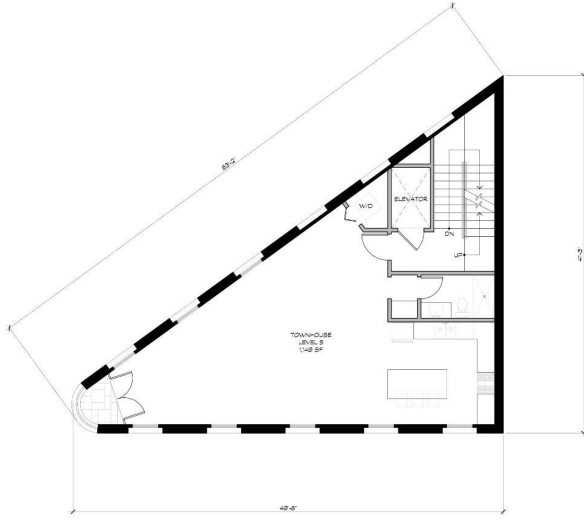
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REVISIONS

NO.	DESCRIPTION	DATE
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4	ISSUED FOR PERMITS	08/14/2024
5	ISSUED FOR PERMITS	08/14/2024
6	ISSUED FOR PERMITS	08/14/2024

PROPOSED
FOURTH FLOOR
PLAN
A-5



PROPOSED FIFTH FLOOR PLAN
1/4" = 1'-0"



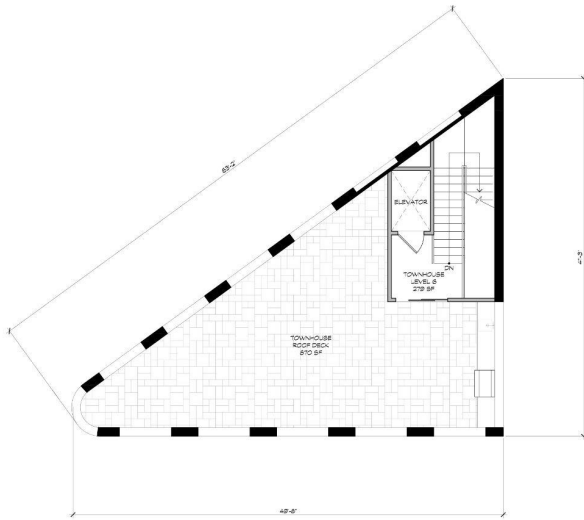
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NO.	DESCRIPTION	DATE
01	ISSUED FOR PERMITS	08/20/2024
02	FOR CONSTRUCTION	08/20/2024
03	FOR RECORDS	08/20/2024
04	FOR ARCHIVE	08/20/2024

PROPOSED
 FIFTH FLOOR
 PLAN

A-6



ROOF DECK PLAN
1/4" = 1'-0"



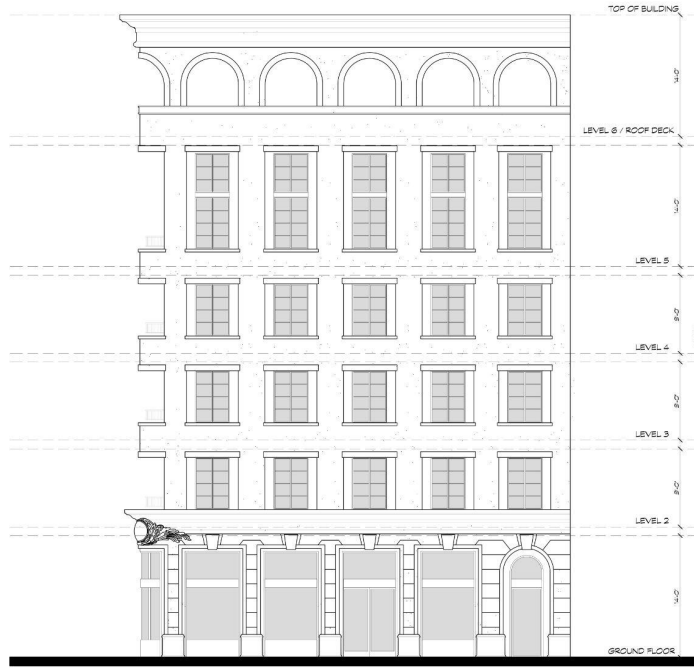
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NO.	DESCRIPTION	DATE
01	ISSUED FOR PERMITS	08/20/2024
02	FOR CONSTRUCTION	08/20/2024
03	FOR RECORDS	08/20/2024
04	FOR ARCHIVE	08/20/2024

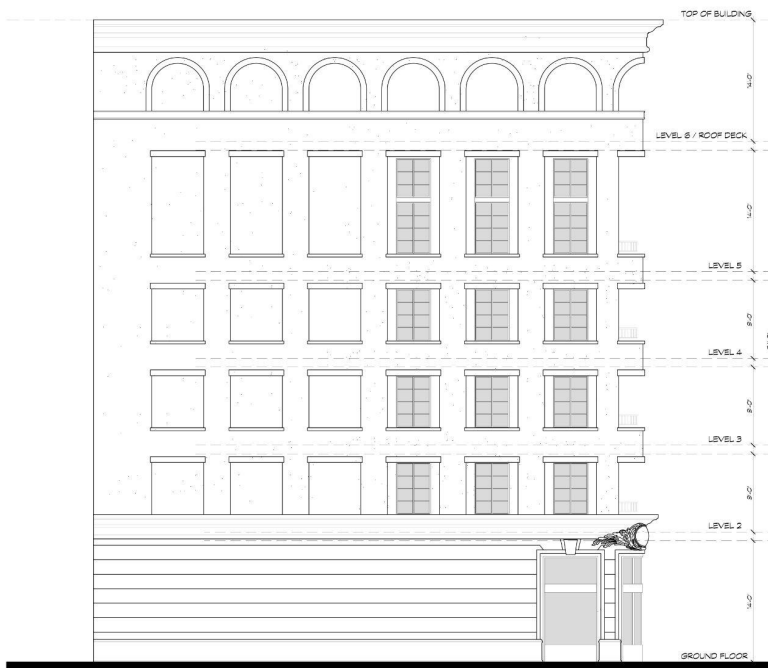
ROOF DECK
 PLAN

A-7



KETTNER ELEVATION

WEST ELEVATION
1/4" = 1'-0"



TRAIN TRACKS ELEVATION

EAST ELEVATION
1/4" = 1'-0"

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KETTNER MIXED USE
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 SAN DIEGO, CALIFORNIA 92101

DATE: 08/11/2015
SCALE: AS SHOWN
PROJECT: KETTNER MIXED USE
CLIENT: KETTNER MIXED USE
ARCHITECT: OZ DESIGN LAB

SOUTH ELEVATION

A-8

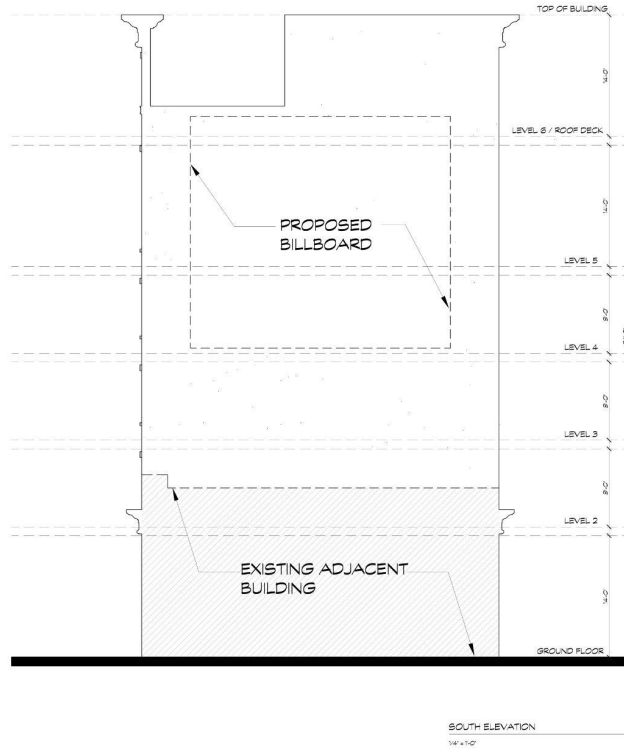
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KETTNER MIXED USE
 639 KETTNER BOULEVARD
 SAN DIEGO, CALIFORNIA 92101

DATE: 08/11/2015
SCALE: AS SHOWN
PROJECT: KETTNER MIXED USE
CLIENT: KETTNER MIXED USE
ARCHITECT: OZ DESIGN LAB

EAST ELEVATION

A-9



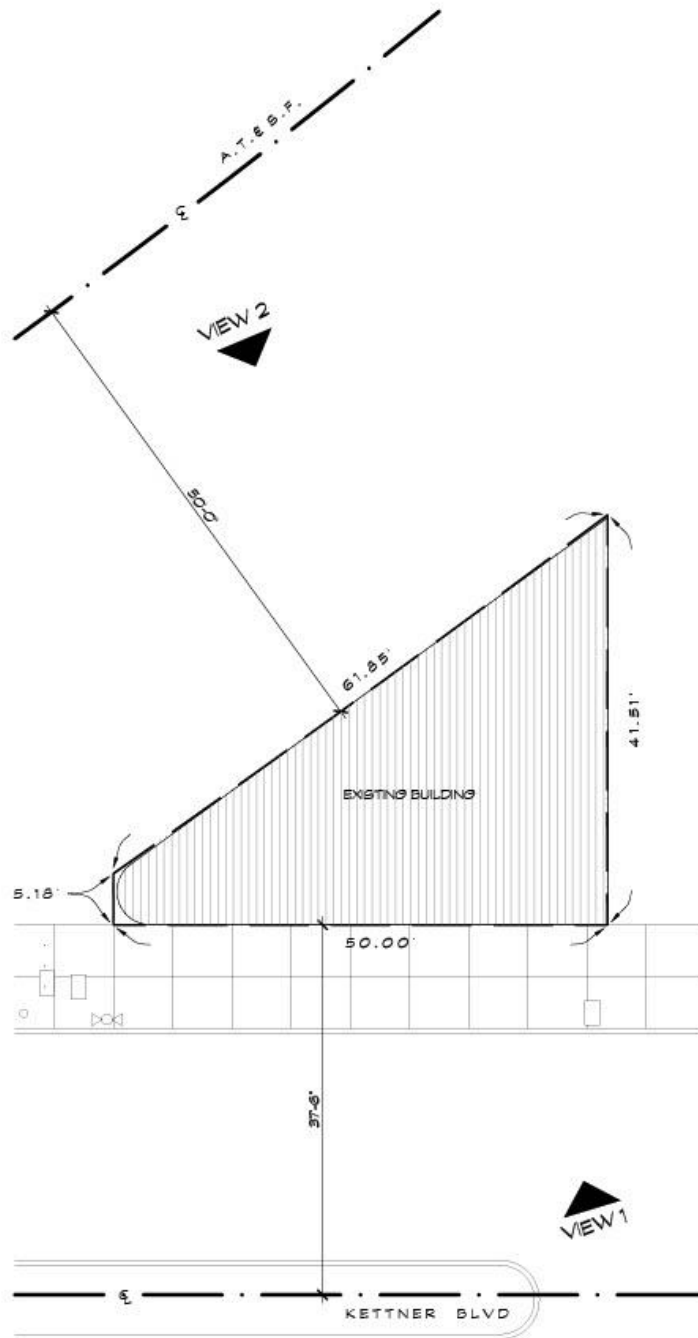
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KETTNER MIXED USE
639 KETTNER BOULEVARD
SAN DIEGO, CALIFORNIA 92101

DATE: 10/15/2019
SCALE: AS SHOWN
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
PROJECT: KETTNER MIXED USE

SOUTH ELEVATION

A-10





VIEW 1



VIEW 2

Gallagher Square / Park at the Park Revamp

Link to article:

<https://www.sandiegouniontribune.com/business/story/2023-05-28/padres-are-planning-a-20m-makeover-of-petco-parks-gallagher-square>

6/2/23, 4:33 PM

Padres are planning a \$20M makeover of Petco Park's Gallagher Square - The San Diego Union-Tribune



The San Diego Union-Tribune



BUSINESS

Padres are planning a \$20M makeover of Petco Park's Gallagher Square



The San Diego Padres will remodel Gallagher Square at the end of the 2023 baseball season. The organization is planning to make \$20 million worth of changes, including installing an all-new viewing deck with a concession stand, in time for the 20th anniversary season of Petco Park. (Courtesy, Larimer Design Architecture and GroundLevel Landscape Architecture)

Remodel of the area formerly known as the Park at the Park is planned for the offseason and will overhaul the 2.7-acre site that currently includes a large grassy hill, kid's ball field and playground.

6/2/23, 4:33 PM

Padres are planning a \$20M makeover of Petco Park's Gallagher Square - The San Diego Union-Tribune

BY JENNIFER VAN GROVE

MAY 28, 2023 5 AM PT

FOR SUBSCRIBERS

With the 20th anniversary of Petco Park's inaugural season on the horizon, the San Diego Padres are working on a \$20 million redo of the community park, game-day destination and concert venue known as Gallagher Square just beyond the ballpark's outfield walls.

The plan, unveiled Sunday, calls for a complete overhaul to the 2.7-acre recreation area that today includes a large grassy hill, a ball field for kids and a playground.

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The Gallagher Square remodel, which is slated to get underway following the 2023 season, will relocate an upgraded kid's ball field to the northwest corner of the site. The change allows for an enlarged — and potentially more comfortable — concrete gathering area and sloped turf seating section that will face an all-new video board on the back of the batter's eye. An elevated platform, showcasing more prominently the Tony Gwynn statue, will be installed on top of the hill and include a viewing deck, tables and a concession stand.

Also planned are a decked-out playground and open play area, an off-leash dog park, bathrooms, temporary pickleball courts, native plants and an expanded entry gate at Ninth and J Street.

If all goes according to the plan, the area formerly known as the Park at the Park, will reopen in time for the 2024 baseball season, Erik Greupner, who is the Padres CEO, told the Union-Tribune in an exclusive interview.

6/2/23, 4:33 PM

Padres are planning a \$20M makeover of Petco Park's Gallagher Square - The San Diego Union-Tribune

“Our plan is to bring new and improved community amenities to Gallagher Square to help commemorate the 20-year milestone. And in addition to expanding the amenities, we’re also incorporating a more sustainable design,” Greupner said. “And all of it is built upon our continued promise to deliver more than a ballpark, which was the original campaign promise for Petco Park, by continuing to invest into East Village through economic development and job creation.”

Opened in 2004 and the result of the 1998 voter-approved Ballpark District ordinance, Petco Park is the product of a partnership between the city of San Diego and the Padres organization. The city owns the land and the stadium, and the Padres manage the ballpark property. The parties share non-baseball revenue in a 70-30 split, with the city pocketing the lesser share of revenue from events and concerts. For the fiscal year 2023, which ends in June, San Diego’s share of non-baseball event revenue is \$3.8 million, according to financial information shared by the city.



A rendering of the remodeled Gallagher Square shows an aerial view of the 2.7-acre park space. The Padres will relocate an upgraded kid's ball field to the back left corner. The change allows for an enlarged — and potentially more comfortable — hardscaped viewing and sloped turf seating area that will face an all-new video board on the back of the batter's eye. (Courtesy, Larimer Design Architecture and GroundLevel Landscape Architecture)

6/2/23, 4:33 PM

Padres are planning a \$20M makeover of Petco Park's Gallagher Square - The San Diego Union-Tribune

The ballpark's upcoming birthday presented the Padres with an opportunity to reimagine a space that has remained largely unchanged for 19 years, save for the addition of a Sycuan-branded concert stage in 2019.

Baseball fans and parkgoers will either embrace or balk at the most noticeable shift, which is to the hilly area opposite the outfield. The grass hill, often a popular destination for families or general-admission ticket buyers, is being replaced with artificial turf, in part to save water but also to cut costs associated with constantly replacing the sod. The slope is also being refashioned into more of an amphitheater-style seating area, providing better viewing of the Sycuan stage or video board.

Atop the hill, people can perch on a deck, being called the Tony Gwynn Terrace, that looks out to the field, as well as to the kids' play areas. The terrace, Greupner said, introduces a new viewing platform for fans who purchase the lower-cost Gallagher Square tickets, which are priced dynamically and considered standing-room-only tickets. The deck doubles as a comfortable picnic area for community members outside of game days, he said.

Here parkgoers will also find the Tony Gwynn statue, which will intentionally face the Trevor Hoffman statue and create the effect of the famous closer pitching to the batting-title legend. The two statues are also visually connected with an extended walkway that the Padres are tentatively calling "The Stitch."

"It's kind of an iconic feature of this renovation," Greupner said. "So you can now see along that stitch, and you have the direct alignment where Trevor will actually be pitching to Tony, which engendered a lively debate within our front office as to whether Trevor could strike Tony out with his changeup or (whether) Tony would get a hit."

6/2/23, 4:33 PM

Padres are planning a \$20M makeover of Petco Park's Gallagher Square - The San Diego Union-Tribune



A rendering of the new kid's playground at Gallagher Square. The baseball-themed playground features a 35-foot bat at the center of a diamond-shaped structure, several slides, various climbing apparatuses and a bat forest. (Courtesy, Larimer Design Architecture and GroundLevel Landscape Architecture)

The Padres have also engineered more diversions for its youngest fans. Today's dated playground will be replaced by a baseball-themed playground with a 35-foot baseball bat at the core of a diamond-shaped attraction. The playground will also include spiral slides at different heights, dangling rings, a bat forest and a tunnel where kids can crawl below a raised mound.

A fenced-in community dog park is directly opposite the playground, and a more open play area with slides and large baseballs leads from the playground to the kids' ball field.

Gallagher Square's redo represents a marked change from today's park setting and seems to be geared around not only improving the fan experience but also building on the success of the park's part-time role as a concert venue that can host up to 10,000 people. Since the introduction of the Sycuan stage, the Padres have booked musical acts big and small, including Jimmy Eat World, Wu-Tang Clan and The

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Padres are planning a \$20M makeover of Petco Park's Gallagher Square - The San Diego Union-Tribune

Dream Eaters. Darius Rucker and Weezer are scheduled to play the Gallagher Square venue in the summer.



A rendering of the open play area at Gallagher Square shows a turf area where kids can roll down a sloped hill, two slides and supersized baseballs. The play area is meant to connect the playground to the relocated kid's ball field. (Courtesy, Larimer Design Architecture and GroundLevel Landscape Architecture)

Total revenue for Gallagher Square events and concerts was nearly \$3 million in calendar year 2022, according to information provided by the Padres.

Greupner said the organization will be employing state-of-the-art technology to improve the sound experience and lessen the impact of noise emanating from the stage and into the neighborhood.

“The plan will be to put up some delay towers on the back side of the park that will have directional speakers,” he said. “So instead of what is currently all the sound being pushed out from the front of the stage — there will still be sound from the front of the stage but there will be sound coming from the back of the park for a true surround sound experience.”

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The Padres are funding the entirety of the Gallagher Square improvements.



The Padres are moving an improved version of the kid's play ball field to the northwest corner of Gallagher Square at Petco Park. (Courtesy, Larimer Design Architecture and GroundLevel Landscape Architecture)

“That’s really a continuation of over \$100 million that we’ve put in in (capital expenditure) improvements and maintenance of the ballpark over the first 20 years of the ballpark,” Greupner said. “We think that continued investment into the ballpark, in this case focused on Gallagher Square, will benefit the community, bring more visitors downtown, particularly during the offseason, attract more residents to the area and ultimately create additional jobs.”

Greupner said the organization is currently going through the permitting process with the city, and that additional approvals are not required.

“We are incredibly thankful to the San Diego Padres for their ongoing investment in San Diego, and their dedication to both their fans and the community at large,” San Diego Mayor Todd Gloria said in a statement. “The Gallagher Square renovation will further activate and invigorate the East Village, and I will be working closely with the

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Padres are planning a \$20M makeover of Petco Park's Gallagher Square - The San Diego Union-Tribune

Padres to help ensure these exciting new amenities are ready for the community to enjoy in time for the 20th Anniversary of Petco Park.”

Known as Outfield Park in contracts, Gallagher Square is part of the ballpark property managed by the Padres. The organization is also bound by the terms of a Covenants, Conditions and Restrictions agreement, or CC&Rs, with adjacent parcel owners, which share common area maintenance costs. The Padres, however, aren't required to get the approval of the owners association for park improvements, the contract states. The Padres also believe that the Gallagher Square project falls within the scope of what was analyzed in the original 1999 ballpark environmental impact report, and thus not subject to additional environmental review.



Jennifer Van Grove

Waterfront Park Active Recreation

Link to County website:

<https://www.sdparks.org/content/sdparks/en/AboutUs/Plans/ParksImprovementPlan.html#waterfront>

Waterfront Park Active Recreation (coming late 2023)

The San Diego County Board of Supervisors directed the Department of Parks and Recreation to assess and develop active recreation opportunities for the **northeast corner of Waterfront Park** and surrounding areas. DPR hosted public meetings in January and October of 2020, April 2021 and January 2022 to collect feedback from residents and park users.

Data was summarized and used to develop a **final concept plan**. The project will renovate portions of the garden to create space for the active recreation amenities that will include basketball and pickleball courts, off-leash dog zone, exercise stations, t-ball field, walkways, pollinator garden and enhanced vegetation. View the **project FAQ document** for additional information.

The project is fully funded, and DPR received approval from both the Board of Supervisors and the California Coastal Commission to proceed with the construction phase of the project – once pre-work to improve piping beneath the area has been completed by the County’s Department of General Services in spring of 2023. The area has been temporarily fenced off as a safety measure, while large machinery is in operation. Construction on the active recreation area is anticipated to start summer 2023, with completion by the end of the year.

For more information, please contact Park Project Manager Amy Hoffman at Amy.Hoffman1@sdcounty.ca.gov or 619-695-6003.



County Grand Jury Report on Restrooms

Below are the findings & recommendations from the Jury on public restrooms in Downtown.

You can find a high-resolution version here:

<https://www.sandiegocounty.gov/content/dam/sdc/grandjury/reports/2022-2023/Downtown%20Public%20Restrooms.pdf>

DOWNTOWN AREA PUBLIC RESTROOMS IN THE CITY OF SAN DIEGO Stop Kicking the Can Down the Road

SUMMARY

The 2022/2023 San Diego County Grand Jury (GJ) recommends that during fiscal year 2023-2024 the City of San Diego (City) finalize a plan, with benchmarks and budget, for adequate public restrooms in the downtown and contiguous areas (Figure 1). A lack of accessible, safe, and well-maintained restrooms, with accompanying hand-sanitation access, provides an environment that discounts the importance of dignified access to such services, increases the likelihood of human waste being found in public spaces, and has been a factor in the spread of infectious disease.

The City prides itself on being America’s Finest City and was recently selected as the co-host of the 2024 World Design Organization’s World Design City celebration. In keeping with the City’s forward-thinking posture, it’s important to incorporate innovations and fundamental planning principles to assure residents, visitors, and the downtown workforce have access to clean and safe public restroom facilities.

Since 2003, four GJs have highlighted problems with adequacy of downtown restrooms. The 2022-2023 GJ found that the City has no comprehensive plan to establish, maintain and fund public restrooms. The need for safe and well-maintained public restrooms is especially acute in the downtown San Diego area. The lack of such facilities downtown and in contiguous areas not only affects persons experiencing homelessness in the City, but visitors, residents, and workers as well.

The Mayor of the City of San Diego has set a goal of having a public restroom within a five-minute walk of anywhere downtown. While this may initially seem reasonable, further reflection raises questions including how the metric was determined, how many stalls are needed within that five-minute walk, and who assessed how far different people can walk in five-minutes. The GJ is mindful that empaneling a group to look at any issue can be perceived as delaying “action”.

However, in the case of public restrooms it appears resolution of the longstanding, inadequate status quo will require input, and possibly resources, from a variety of governmental and non-governmental entities that are knowledgeable and interested in developing timely and achievable goals.

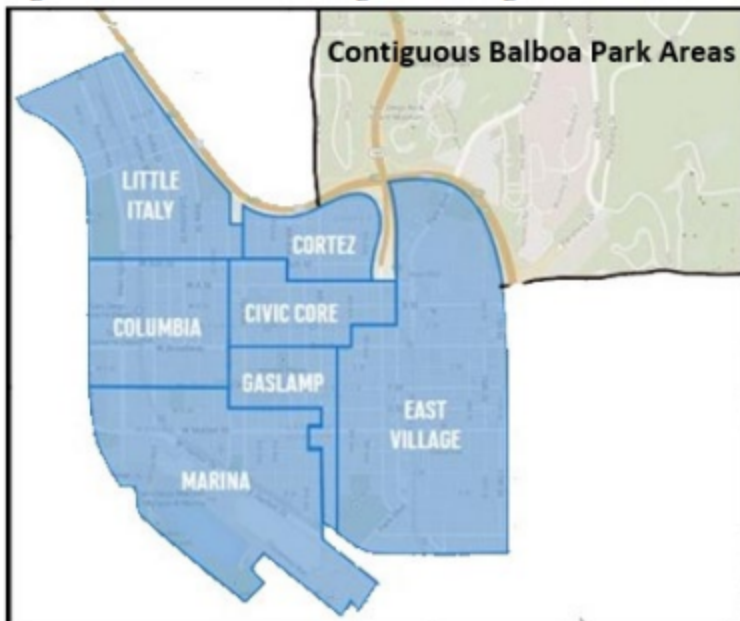
The County of San Diego (County) and the San Diego Unified Port District (Port) maintain several public restrooms in the City’s downtown area and are integral partners in designing solutions and bringing innovative ideas to the forefront. The GJ is recommending that the City develop a comprehensive and benchmarked plan to fund construction, security, and maintenance of existing and additional public restrooms, and perform an economic analysis of the resources

currently allocated. Planning and implementation should be in collaboration with the County and the Port, but also include business owners in affected communities, academia, community planning groups, advocates for persons experiencing homelessness and other relevant partners.

As part of the plan, the City should:

- Develop permanent public restrooms with hand-washing access in strategically determined locations in the Downtown, East Village, and contiguous Balboa Park areas (Figure 1).
- Require public and privately developed spaces to have permanent restrooms in accordance with City Policy 800-07¹ and existing community plans², and not permit developers to waive siting of restrooms nor pass maintenance responsibility of these facilities to tenants or the public.
- Create innovative signage and wayfinding (i.e., web-based, cell phone accessible, QR code enabled) systems in English and Spanish indicating locations and up-to-date hours of operation of public restrooms.
- Ensure restroom-related costs are incorporated into future budgets and expenditures are identifiable as a line item in City and partners' financial documents.
- Identify best practices in other U.S. cities including siting, security, financing, staffing and maintenance and incorporate those in the City's planning effort.

Figure 1: Downtown San Diego and contiguous Balboa Park areas



¹Council Policy PUBLIC RESTROOM FACILITIES, City of San Diego, Sep 8, 1986, [cpd_800-07.pdf \(sandiego.gov\)](#)

²San Diego Downtown Community Plan, Centre City Dvlpt Corp, April 2006, <https://www.sandiego.gov/sites/default/files/downtown-community-plan-all-1.pdf>

INTRODUCTION

Despite recommendations of Grand Juries in 2003-2004³, 2004-2005⁴, 2009-2010⁵, and 2014-2015⁶ and some attempts by the City of San Diego to address the adequacy of public restrooms, a person walking through the downtown area can still be confronted by the unmistakable sight and odor of human waste. Finding an open and well-maintained public restroom remains difficult in many parts of downtown and surrounding areas, especially in evening hours.

Other large cities have tackled this issue and have clearly acknowledged how it affects a variety of residents and visitors. The 2022 report from Washington, D.C, Public Restroom Facilities Installation and Promotion Working Group Recommendations, noted, "...often when a resident is running errands or commuting or when a resident experiencing homelessness, pregnant person, or a tourist is in need of a restroom, the only viable option may be a restroom in a business and the person may need to patronize the business in order to use its restroom."⁷

The lack of restrooms remains a sanitation issue that has been cited as a health hazard, most pointedly during the 2021 shigella and the 2017 hepatitis A outbreaks in San Diego. The 2017 hepatitis A outbreak took 20 lives and sickened hundreds and more recently, hepatitis A again caused concerns in San Diego.⁸ During the 2017 outbreak, the County of San Diego noted, "In the U.S., person to person transmission through the fecal-oral route is the primary means of HAV transmission...common source outbreaks and sporadic cases can also occur from exposure to fecally contaminated food or water".⁹ Moreover, the inadequacy of public restrooms is not in keeping with the image of San Diego as America's Finest City, nor with the HOME values espoused by San Diego's 2024 World Design City organizers of Human-centered, Open, Multidisciplinary/Multicultural and Experimental¹⁰.

The cost of siting new facilities, maintaining and providing security for new and existing public restrooms is a critical and difficult issue, since many other less contentious infrastructure priorities, such as pothole repair and road safety, compete for resources. However, it is also

³ America's Finest City is Not Always America's Cleanest City, 2003-2004 San Diego County Grand Jury, https://www.sandiegocounty.gov/grandjury/reports/2003_2004/AmericasFinestCity.pdf

⁴ Automatic Public Toilets in the City of San Diego, 2004-2005 San Diego County Grand Jury, [AutomatedPublicToilets.doc \(live.com\)](#)

⁵ Homeless in San Diego, 2009-2010 San Diego County Grand Jury, [10_73attachment2.pdf \(sandiego.gov\)](#)

⁶ The Ongoing Need for Downtown Public Restrooms, 2014-2015 San Diego County Grand Jury, [TheOngoingNeedforDowntownPublicRestrooms.pdf \(sandiegocounty.gov\)](#)

⁷ Public Restroom Facilities Installation and Promotion Working Group Recommendations, Washington D.C. Public Restrooms Working Group, February 2022 [RC24-0171-Introduction.pdf \(dccouncil.gov\)](#)

⁸ CAHAN San Diego, Health Advisory: Increase in Hepatitis A Virus Infection including Persons Experiencing Homelessness in San Diego; Feb 10, 2023; https://www.sandiegocounty.gov/content/dam/sdc/hhsa/programs/phs/cahan/communications_documents/02-10-23.pdf

⁹ CAHAN San Diego, Hepatitis A virus outbreak associated with homelessness, drug use in San Diego County; March 10, 2017; https://www.sandiegocounty.gov/content/dam/sdc/hhsa/programs/phs/cahan/communications_documents/03-10-17.pdf

¹⁰ San Diego-Tijuana World Design Capital 2024, World Design Organization, Nov 2021, <https://home2024.com>

important to identify the resources already being spent by the City and its partners, for additional street and sidewalk cleaning, enforcing public “soiling” infractions, and maintenance of the existing but inadequate restroom facilities. Less direct but of critical importance, the costs of disease transmission should also be accounted for as well as the costs to human dignity. Finally, the reputational costs to San Diego as a tourist destination should be part of any calculation. Downtown commercial entities and residents, report that business owners are often challenged by requests to use their restrooms and would generally be supportive of addressing the issue in a thoughtful and comprehensive manner. Some “quick wins” could be implemented like assuring the City’s online map¹¹ of restrooms and handwashing stations is up to date to reduce the challenge for residents and visitors to find open, clean, and secure public restrooms in the downtown and surrounding areas, especially in evening hours.

Current solutions from the City rely on assertions that the problem will mostly fix itself by solving homelessness and temporizing through the vague goal of having a public restroom within a five-minute walk from anywhere downtown.¹² These “solutions” are reasonable as political-speak, but are not plans based on a needs assessment, timelines, economic analyses, and user input. The GJ is not suggesting a blue-ribbon panel to study the issue for years, nor a consultant to write an attractive report, but rather a focused workgroup made up of action-oriented governmental and non-governmental entities charged with developing time-specific steps and achievable goals. The GJ acknowledges, and heard throughout its investigation, that negative public opinion drives governmental leaders to tread lightly on this issue. But the time has come for our government officials, who are vocally and progressively at the forefront of quality-of-life issues in our region, to bring the same aggressive attention to the public restroom issue. The City of San Diego is called upon to provide the leadership required to foster partnerships, critical thinking, and data-informed solutions for this most basic of human needs.

METHODOLOGY

Members of the Grand Jury conducted 13 interviews from various public agencies and community partners.

Members of the Grand Jury reviewed:

- Reports from San Diego State University’s Project for Sanitation Justice
- Reports from City of San Diego on complaints and service requests re: public restrooms
- Citations for Municipal Code 56.55¹³

¹¹ Handwashing Stations, Restrooms, and Public Libraries, City of San Diego,

<https://webmaps.sandiego.gov/portal/apps/webappviewer/index.html?id=dc8bf0d749784fe58326b21f71c4be83>

¹² San Diego Still Can’t Solve Its Public Restroom Problem, Voice of San Diego, Bella Ross, Nov 23,2021, [San Diego Still Can’t Solve Its Public Restroom Problem | Voice of San Diego](#) and Gloria: ‘Quit Acting a Fool’ So the City Can Get More Public Toilets, Lisa Halverstadt, Oct 11, 2022, [Gloria: ‘Quit Acting a Fool’ So the City Can Get More Public Toilets | Voice of San Diego](#)

¹³ San Diego Municipal Code Chapter 5: Public Safety, Morals and Welfare, 56.55 Urinating/Defecating in Public Prohibited, Jan 22, 1952 <https://docs.sandiego.gov/municode/MuniCodeChapter05/Ch05Art06Division00.pdf>

“No person shall urinate or defecate in or upon any street, sidewalk, alley, plaza, park, beach, public building or publicly maintained facility, or in

- Letters to the City from University of California at San Diego and community groups re: public restrooms
- Grand Jury Reports: 2003-2004: *America's Finest City is Not Always America's Cleanest City*; 2004-2005: *Automatic Public Toilets in the City of San Diego*; 2009-2010: *Homeless in San Diego*; 2014-2015: *The Ongoing Need for Downtown Public Restrooms*
- City Council meetings, where the topic of public restrooms was discussed including: Response to GJ report '14- '15 (Sep 22, 2015)¹⁴ and GJ report follow-up by the Public Safety and Livable Communities Committee (Mar 8, 2017)¹⁵, Tailgate Park development vote (Apr 19, 2022)¹⁶ and Horton Plaza development vote (Dec 6, 2022)¹⁷
- Media items from the Voice of San Diego, San Diego Union Tribune, and NBC
- City website that includes information on public restrooms
- Selected downtown restroom facilities to assess their condition and hours of operation
- On-line information from other cities re: public restrooms, including San Francisco, California, Washington DC, and Sydney, Australia

DISCUSSION

Previous Grand Jury Reports on Public Restrooms

1 - The 2003-2004 Grand Jury report, *America's Finest City is Not Always America's Cleanest City*, focused on sidewalk cleaning, an issue related to public restrooms, and determined that responsibility for maintaining clean downtown sidewalks was complex and recommended the City, "Develop, implement, and enforce a solution to rid the downtown area of unclean and unhealthy sidewalk conditions."

The City responded that the municipal code made property owners responsible for maintaining public walkways abutting their property. As a result, the San Diego Downtown Partnership's

any place open to the public or exposed to public view. This section shall not apply to urination or defecation which is done in any restroom or other facility designed for the sanitary disposal of human waste."

¹⁴ Item 330: Proposed Response to Grand Jury Report: "The Ongoing Need for Downtown Public Restrooms", Council of the City of San Diego, Sep 22, 2015. Minutes of the Council of the City of San Diego for the Regular Meeting of Tuesday, September 22, 2015; City of San Diego; <https://sandiego.hylandcloud.com/211agendaonlinecouncil/documents/viewdocument/-minutes-9-22-15> and Resolution Number R-309993; approving the city council's response to the 2014-2015 San Diego Grand Jury report titled "The Ongoing Need for Downtown Public Restrooms, City of San Diego, Sep 22, 2015; https://www.sandiego.gov/sites/default/files/14-15.downtownpublicrestrooms_0.pdf

¹⁵ Item 4: Report from the Office of the Assistant Chief Operating Officer and Civic San Diego regarding STATUS UPDATE TO THE GRAND JURY REPORT: "THE ONGOING NEED FOR DOWNTOWN PUBLIC RESTROOMS", City of San Diego Public Safety and Livable Neighborhoods Committee Meeting, Mar 8, 2017 [Public Safety & Livable Neighborhoods \(granicus.com\)](http://Public Safety & Livable Neighborhoods (granicus.com))

¹⁶ Item 334: East Village Quarter (Tailgate Park) Disposition and Development Agreement - Padres Development Team, San Diego City Council meeting, Apr 18, 2022, <https://www.sandiego.gov/blog/people%E2%80%99s-business-%E2%80%93-april-18-2022>

¹⁷ Item S503: Resolution Authorizing Execution of Lease and Related Agreement with SCP Park Services for City-Owned Property Commonly Known as Horton Plaza Urban Park in Downtown San Diego, San Diego City Council meeting, Dec 6, 2022, <https://www.sandiego.gov/blog/people%E2%80%99s-business-%E2%80%93-december-6-2022>

Downtown Property and Business Improvement District's (PBID) Clean and Safe Program was formed to "accept responsibility for the cleanliness of the sidewalk areas." The PBID can increase assessments on property owners if additional clean-up services are needed. The City noted \$95,000 per year was provided to PBID for clean-up work, but the City would take a more active role going forward in monitoring complaints about sidewalk waste and helping to respond to "emergency situations".

However, PBID responded they were "operating in a very restricted environment and finding it difficult to adequately perform sidewalk cleaning" and cited "the lack of public restrooms to accommodate the homeless population...and inadequate enforcement of San Diego Municipal Code 56.55..." as some of the issues. PBID also felt it was "unreasonable to place the sole burden of removing these conditions on property owners" and concluded by saying "a task force should be established..."

2 - The 2004-2005 Grand Jury report, *Automatic Public Toilets (APTs) in the City of San Diego*, explored the issue of APTs, their financing in other US cities and recommended exploring revenue generating signage options to provide additional public restrooms. The City responded that in 1998, it had issued a Request for Proposals for APTs in the downtown area with costs to be paid through advertising revenue, but the project was never implemented. The City rejected the GJ recommendation to grant a variance from its Sign Code Ordinance for encased, discreet ads within APTs noting that "advertising in the public-right-of-way is in direct conflict with the City's Sign Code Ordinance.". There was no offer to pursue an amendment to the Code.¹⁸

The City agreed with the GJ finding that additional public restroom facilities were needed but determined that providing more public restrooms in the downtown area would not be implemented due to the financial challenges (e.g., APT cost up to \$250,000 for procurement and installation with annual operating costs of \$65,000).

The City's Corporate Sponsorship Office also assessed interest among corporate leaders to help fund such a project and found that businesses interested in sponsoring City projects were not keen on the idea of associating their brand with toilets. The response concluded by saying "If the resources are available in the future, the City will revisit the idea to invest in additional public restrooms in the downtown area." The City noted it had established Council Policy 800-07 (Sept 1986)¹⁹, entitled "Public Restroom Facilities" requiring certain City facilities to have public restrooms and encouraging other public and private entities to provide such facilities to meet the need for public restrooms. The response did not clarify how many additional public restrooms had been sited in such facilities in the 19 years since the adoption of Council Policy 800-07.

¹⁸ Response to the San Diego County Grand Jury 2004-2005 Report entitled "Automatic Public Toilets in the City of San Diego", San Diego City Manager P. Lamont Ewell, August 31, 2005, [citysandiego04-05response4.pdf \(sandiegocounty.gov\)](#)

¹⁹ Council Policy, PUBLIC RESTROOM FACILITIES, 800-07, City of San Diego, Sep 8, 1986, [cpd_800-07.pdf \(sandiego.gov\)](#)

3 – The 2009-2010 Grand Jury report, *Homeless in San Diego*, noted the continuing problem of unsanitary street conditions from human urine and feces in the downtown area and again called for additional permanent public toilets in City-owned parks and properties, and suggested funding mechanisms. The report acknowledged PBID’s Clean and Safe program, but suggested current efforts were insufficient and noted an outbreak of illness due to these conditions could be a liability for the City.

After the report, the City encumbered \$700,000 from the Centre City Development Corporation’s FY2011 budget to develop a plan, research alternatives, and solicit public comment. Spurred by the report, in 2013, the City empaneled the Downtown Public Restrooms Task Force, a coalition of groups such as Civic San Diego, The Girl’s Think Tank (now Think Dignity), East Village residents, and business owners, and mobilized \$450,000 from the City for restrooms²⁰. These actions resulted in siting two Portland Loos²¹, a type of prefabricated toilet unit connected to sewer and water services, by the end of 2014. However, by February 2016, the San Diego Union Tribune reported that the Loo at 14th and L was removed due to cost and community complaints.²²

4 - The 2014-2015 GJ report, *The Ongoing Need for Downtown Public Restrooms*, recounted the continued inadequacy of public restrooms in downtown San Diego and recommended the City:

- 1) develop, fund and implement a plan to provide additional 24 hour accessible, safe and well-maintained downtown public restrooms, 2) establish an adequate budget for the purpose, and 3) establish a “way-finding” system for the public to locate downtown public restrooms including those operated by the County and the Port District.

Again, the City agreed additional restrooms were needed downtown but noted that many projects competed for limited funding. The City indicated that the Downtown Community Plan had “standards for providing public restrooms” and there were mechanisms to look for opportunities to site downtown restrooms on public sites. But there was no specific response to the recommendation for the City to develop a public restroom plan.

The City’s response noted the addition of new restroom facilities in the previous few years: two operated by the Port, one operated by the County, and one at Faultline Park operated through an agreement with a private entity. The City noted that facilities at Horton Plaza Park, 13th and G Streets, and at 7th Avenue and Market Street were planned, and future public projects at Park and Market, 7th and Market, and East Village Green would incorporate public restrooms.

²⁰ Should Public Toilets in Downtown San Diego Stay or Go, KPBS Evening Edition, Claire Trageser, July 28, 2015. [Should Public Toilet In Downtown San Diego Stay Or Go? | KPBS Public Media](#)

²¹ The Portland Loo, 2023, [The Portland Loo - Designed by the city, for the city](#)

²² San Diego yanks problem Portland Loo, San Diego Union Tribune, David Garrick, Feb 5, 2016 [San Diego yanks problem Portland Loo - The San Diego Union-Tribune \(sandiegouniontribune.com\)](#)

The City further cited it was working with private developers to locate public restrooms, and cited, as an example, that a public restroom was to be sited in the Piazza Famiglia project in Little Italy²³. It was stated that funding for City-owned and operated public restrooms is incorporated into the annual budget proposed by the Mayor and approved by the City Council and those for City-owned but privately-operated downtown public restrooms, like Faultline Park and Horton Plaza Park, are included in agreements with the private entity responsible for the operation of the park and that changes to funding levels could be made through the annual budget process or amendments to private agreements. There was no offer to do an economic analysis to establish budget needs for current or future restroom infrastructure.

As to the recommendation to develop adequate “way-finding”, the City was non-responsive, only noting that in March 2016 CivicSD completed a \$1.9 million upgrade of the Downtown San Diego Wayfinding Signage Program. There was no indication that restroom locations were included and there was no funding in Fiscal Year 2016 to install or maintain signage specifically for public restrooms.

At the City’s Public Safety and Livable Neighborhoods Committee meeting on March 8, 2017, during discussion of the City’s response to the 2014-2015 GJ report, the City’s Assistant Chief Operating Officer reported the matter was considered closed unless the City wanted to add specific funds and direction to his department to pursue further planning for public restrooms.

However, during public comment a business owner, whose lease required upkeep of the Faultline Park restroom, stressed the inadequacy of the terms passed to his business from the original developer and the impossibility of maintaining his business with current costs of restroom upkeep. After other comments from the community, Council Member Chris Ward informally asked the Independent Budget Analyst for “...what a proper budget would be to be able to implement a more robust plan that addresses security and adequately provides sufficient restroom facilities downtown.”²⁴ The GJ was unable to locate such an analysis during our investigation.

Relevant City of San Diego Policies, Documents and Community Input

- In 1986, the City passed Council Policy 800-07²⁵ for siting public restrooms. The Policy notes: “The continued development of San Diego into a major metropolitan center has demonstrated the need for public restroom facilities throughout the City for use by all citizens. Requiring specified City facilities to have public restroom facilities and encouraging other public and private entities to provide such facilities will help meet the

²³ Piazza Famiglia was built in Little Italy by H G Fenton Company and opened in 2018. No public restrooms were installed and none are there to date as per City website:

<https://webmaps.sandiego.gov/portal/apps/webappviewer/index.html?id=dc8bf0d749784fe58326b21f71c4be83>

²⁴ Status Update to the Grand Jury Report: Ongoing Need for Downtown Public Restrooms, Item 4, Report from the Office of the Assistant Chief Operating Officer and Civic San Diego, March 8, 2017.

[Public Safety & Livable Neighborhoods \(granicus.com\)](#)

²⁵ Council Policy, PUBLIC RESTROOM FACILITIES, 800-07, City of San Diego, Sep 8, 1986, [cpd 800-07.pdf \(sandiego.gov\)](#)

need for public restrooms.” It further specifies that all City “... governmental office facilities designed after the adoption of this Policy and exceeding 20,000 square feet in size shall have public restroom facilities...accessible and publicly signed from the street or building lot elevation level.” The Policy allows “the requirement shall be waived if...such restroom facility is prohibited by unmitigable design constraints...or if... found by the City Council to constitute a significant financial burden to the City...” The Policy also advises “...the City Council to actively encourage all other public and private entities within the City that have facilities which meet the criteria above to provide public restroom facilities as described in this Council Policy.” The Policy gives responsibility to the City Manager for City buildings and to the Planning Department for non-City projects “to ensure implementation of this Policy”.

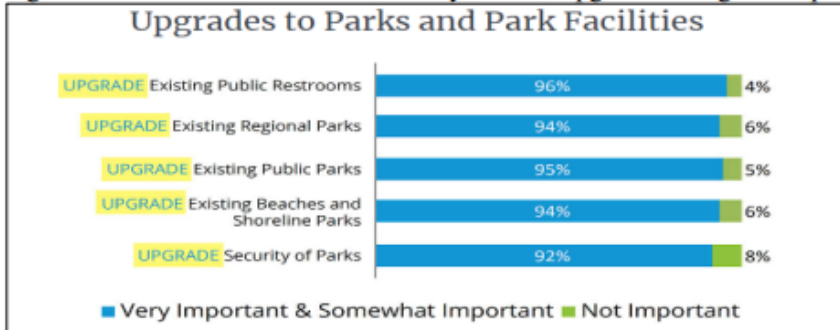
- Requirements are likely "waivable, meaning any development or construction could've included something in their design projects that would allow them to not follow the requirement." "It is unclear how City Police [800-07] is currently being applied or enforced". The Grand Jury requested a list of City and non-City facilities where restrooms had been sited based on 800-07, but the list had no such facilities.²⁶
- The GJ reviewed a list of 413 citations, from July 4, 2020 to July 24, 2022, for Municipal Code 56.55, Urinating/Defecating in Public. Twenty-seven percent (113) were in the downtown zip code 92101. These infractions may not always be prosecuted but can result in fines or community service obligations.
- The City of San Diego's FY2023 Strategic Plan²⁷ includes the mission statement, “Every day we serve our communities to make San Diego not just a fine city, but a great city”. One of the five priority areas of focus, Protect & Enrich Every Neighborhood offers that “...every San Diegan should have access to a safe and secure environment, along with a variety of core amenities that improve quality of life.” The plan also lays out four operating principles, all with relevance to the public restroom issue: customer service, engagement, equity, and transparency. For example, the customer service principle states, “We value our residents, customers, and employees by designing solutions and services that put people first.” And the transparency principle importantly notes, “We value transparency by using data to make better-informed decisions...”.
- Many of the City's public restrooms are in parks, including in the areas of focus for this report. The City of San Diego's Parks and Recreation Department has responsibility for their development and maintenance in downtown and contiguous areas. In 2021, the Department conducted public outreach to learn community views about the park

²⁶ The list showed recent City-wide restroom-related budget requests for items such as fixing stained countertops. Only two listed items were for downtown restrooms: one from FY22 asking for \$350,000 for more security for the downtown library restrooms and one from FY23 requesting new security for the Gaslamp Square restroom.

²⁷ City of San Diego Strategic Plan 2022, page xvii, Copyright 2022-2023; [Strategic Plan Dashboard | The City of San Diego](#)

services.²⁸ Upgrades to existing public park restrooms was a top concern, cited by 96% as being “very or somewhat important” (Figure 2).

Figure 2: Parks and Park Facilities Survey results: Upgrades of highest importance to the public.



- The most recent San Diego Downtown Community Plan, adopted 16 years ago, mentions restrooms twice.²⁹ First in the context of parks and public spaces, 4.1-P-16 *Public spaces of half a city block or more in size should have well-maintained public restrooms*, and then in the human services facility section, 12.2-P-1 *Require a plan to demonstrate operations, facilities, and protocols to avoid off-site impacts from clients such as litter, out-door toileting, camping and outdoor lines*.
- Public comments about public restrooms in downtown parks that were provided at City Council meetings were reviewed including those regarding Faultline Park on March 8, 2017, Tailgate Park on August 19, 2022, and Horton Plaza on December 6, 2022. In each case, the public speakers expressed concern about the adequacy of new public restroom siting, and existing restroom maintenance and security. (See footnotes on page 4, Methodology). At the December 6 Council meeting, two community speakers noted that past agreements with private developers to site and maintain public restrooms (i.e., Faultline Park and the Portland Loo) had proved inadequate to assure safe and accessible facilities. They also voiced concern that the proposed restrooms would only be open during “open park hours”, which apparently remained unspecified in the lease agreement.
- In October 2022, the Downtown Community Planning Council (DCPC) sent a letter to San Diego’s Mayor, City Council and Planning Department requesting “that the East Village Quarter/Tailgate Park development incorporate welcoming, clean, and safe 24/7 gender neutral public toilets”.³⁰ It was further noted that “...DCPC rejected the notion

²⁸ Parks Master Plan, City of San Diego, Copyright 2022-2023; [Parks Master Plan | City of San Diego Official Website](#)

²⁹ San Diego Downtown Community Plan, Centre City Development Corporation, Apr 2002, [downtown-community-plan-all-1.pdf \(sandiego.gov\)](#)

³⁰ Downtown Community Planning Council (San Diego), Letter signed by DCPC Board of Directors, Oct 2022, <https://docs.google.com/document/d/1CDJ8FahZ1jjo29t9JzOsyykrTashrLjbWPKAjL5ng/edit>

that public toilets within a “5-minute walk” was a ‘reasonable accommodation’ that exempted the development from including restrooms.”

Academic Studies Regarding Public Restrooms

San Diego State University launched the Project for Sanitation Justice (PSJ) in 2020 with the goal of driving action towards more just and equitable decision-making around public restrooms in San Diego County. The multi-disciplinary group is committed to providing data-informed recommendations to strategically improve access to public restrooms across San Diego County.³¹

In December 2022, the group released another in their series of reports, this one focusing on the public restroom situation in downtown San Diego.³² Among other findings, PSJ noted “...grimly low levels of accessible public restroom facilities – especially overnight – that are crucial for both public health and basic dignity. Our interviews with San Diegans experiencing homelessness confirm the public health peril this poses to our community health: in the absence of restrooms where and when they are needed, people practice open defecation. Of the permanent public restroom facilities that do exist in Downtown San Diego, only 2 are available 24 hours a day, 7 days a week, and these are distanced a 30-minute walk apart.”³²

In December 2021, the University of California at San Diego (UCSD) Dean of the Division of Extended Studies, wrote to Mayor Todd Gloria, the City Council, and City Attorney Mara Elliot indicating that an existing Portland Loo located “...very near the University’s new downtown educational cultural facility...” would “pose unnecessary and concerning risks” to their students.³³

The letter outlined that UCSD had acquired the property from a developer who, in 2016, had entered into an agreement with the City as part of its development approval, to have a public restroom on the site and “...fund its operation and maintenance for a period of 55 years.” While objecting to having the restroom at its current location, UCSD noted, “The University engaged a team of experts on homelessness from its Department of Urban Studies and Planning to explore best practices implemented in other cities as well as areas within downtown San Diego...” UCSD attached a copy of that Urban Studies report³³ and noted they “remain available and interested in engaging in further discussions” on the restroom topic.

Other Cities

Several US cities have confronted the public restroom issue and there may be models that San Diego could replicate or learn from. The Port of San Diego regularly trades ideas with other cities and enhanced its asset allocation system based on these discussions. This has resulted in a robust method of assigning costs, including restroom expenditures and staff time tracking.

³¹ The Project for Sanitation Justice, San Diego State University, Mar 2022, <https://bathrooms.sdsu.edu/>

³² Public Restroom Access in Downtown San Diego, Project for Sanitation Justice, Megan Welsh Carroll et al, Dec 2022, <https://drive.google.com/file/d/1pnUDgiSUvN7mTUvhhXQhcTE0JTxFm3Vi/view>

³³ Letter from UCSD Division of Extended Studies, Hugo O. Villar, Dec 9, 2021, [UC-San-Diego 12-09-21.pdf \(voiceofsandiego.org\)](#)

San Francisco’s Pit Stop program, operated by that city’s Department of Public Works since 2014, was the most well-known by interviewees but had not been directly investigated by any.³⁴ Pit Stop currently operates 33 public toilets, with on-site attendants, in 13 neighborhoods via contracts with non-profit organizations.

Washington, D.C. convened a Public Restrooms Working Group to provide city leaders with the tools to determine how to provide broader access to those in need of a safe and clean restroom. The group met for a brief six months, June-November 2021 and included city departments, public health officials, as well as community groups and private business representatives. Mayor Muriel Bowser conveyed the final report to the D.C. City Council in May 2022. Their process, including assessments of potential sites (Figure 3), could be a model for a similar effort in the City of San Diego.³⁵

Figure 3: Example of planning schematic from Washington D.C. report



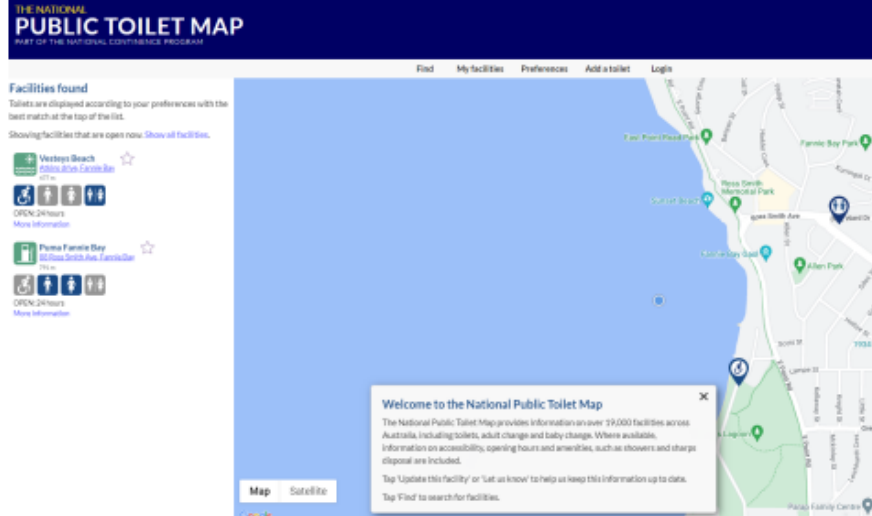
The only other city public restroom model evaluated was Sydney, Australia. Reasons for specifically evaluating Sydney’s model or specific elements being considered for adoption were not clarified, but several elements are intriguing, e.g., a wayfinding system, which allows public input for updating maps (Figure 4)³⁶

³⁴San Francisco Pitstop, City of San Francisco Public Works, [Pit Stop Program \(sfpublicworks.wixsite.com\)](https://sfpublicworks.wixsite.com)

³⁵ Public Restroom Facilities Installation and Promotion Working Group Recommendations, Washington D.C. Public Restrooms Working Group, February 2022 [RC24-0171-Introduction.pdf \(dccouncil.gov\)](#),

³⁶ Public Toilets, City of Sydney, Australia, [Public toilets in Sydney - City of Sydney \(nsw.gov.au\)](https://www.cityofsydney.nsw.gov.au/public-toilets)

Figure 4: Example from the Australia National Public Toilet Map



Current Status of Public Restrooms in Downtown San Diego

Mayor Todd Gloria “has set an initial goal to provide restrooms within in five-minute walk of all areas downtown”³⁷ The GJ finds that the five-minute walk metric does not take into account a variety of real-life factors since the built environment is not laid out in radial spokes nor does it account for people with physical disabilities, medical conditions, or young children. It also does not address how many individual toilets are needed per five-minute walk. City officials acknowledged the five-minute goal was an attempt to balance an improvement in service level with what was feasible to implement, and that five minutes was chosen because it seemed a reasonable length of time for most people to walk when they needed a restroom. It was understood that the metric probably was not adequate for everyone but would be an improvement on the current situation.

Unfortunately, the five-minute goal has been used to avoid siting restrooms. In April 2022, the Tailgate Park development team explained to the City Council why they did not need a public restroom in the park (Figure 5) by showing a rendering of six restroom facilities within a five-minute walk of the project. The relevant community plan specifies that restrooms should be included in all parks of at least half a block in size.³⁸ When pressed on the issue by the Council committee chair, the developers asserted that there are “lots of restroom opportunities in the

³⁷Gloria Wants Public Restrooms Within a Five-Minute Walk of Anywhere Downtown, Voice of San Diego, Lisa Halverstadt, Voice of San Diego, Dec 8, 2021, [Gloria Wants Public Restrooms Within Five-Minute Walk of Anywhere Downtown | Voice of San Diego](#)

³⁸ San Diego Downtown Community Plan, Centre City Development Corporation, Apr 2002, [downtown-comunity-plan-all-1.pdf \(sandiego.gov\)](#)

area”.³⁹ They failed to mention that one of the restrooms is in St Vincent de Paul’s and another is a set of port-a-potties near St Vincent’s, another is the downtown library which is closed on Sundays, that the one in Faultline Park requires finding a guard to open, and the one near Petco is generally open only during events.

Figure 5: From Tailgate Park Development Team presentation



The GJ found widespread agreement, among those interviewed, that there are not enough restrooms in the downtown area and no interviewee considered the five-minute walk metric adequate to guide restroom development. The City does not have a comprehensive plan for siting, maintaining, and providing security for public restrooms. Interviewees felt a long-term plan and investment strategy was needed and that their organizations would be interested in helping the City to develop such a plan. However, most asserted that a short-term focus on adequately maintaining and securing existing restrooms was also essential.

The lack of accessible public restrooms may be an esoteric or irrelevant issue to many San Diego residents. But as noted in Figure 6, the issue can suddenly become important, if not urgent, when one spends time in urban areas for reasons beyond a trip to a restaurant, entertainment venue, or shopping excursion.⁴⁰

³⁹ Item 334 - East Village Quarter (Tailgate Park) Disposition and Development Agreement - Padres Development Team, Apr 18, 2022, [EVQ City Council Presentation.pdf \(hylandcloud.com\)](#)

⁴⁰ Cartoon, Steve Breen, San Diego Union Tribune; January 28, 2023, <https://www.sandiegouniontribune.com/opinion/steve-breen/gallery/steve-breens-recent-cartoons>

Figure 6: January 2023 cartoon from San Diego Union Tribune



According to PSJ’s December 2022 report⁴¹, there are 22 permanent public restroom facilities in downtown San Diego, six managed by the City of San Diego, 12 by the Port of San Diego, two by the County of San Diego, and two by St Vincent de Paul. Only two 24/7 facilities (nine stall total) were available, deemed “low by any standard” for the estimated 1,500 unsheltered persons and others needing facilities during nighttime hours according to one interviewee.

The City was responsive to some restroom related issues such as implementing a public information campaign about sanitation during disease outbreaks and developing their restroom website. A review of the City website showed the site to be easy to access and use, yet it shows facilities that are not currently open, does not indicate which have specific requirements for entry⁴², fails to list hours of operation for most, does not delineate port-a-potties from permanent restrooms, and fails to identify two existing sites.

The problem of poor restroom maintenance is often characterized as an inevitable result of too many people relying on too few facilities. This results in inadequate maintenance which causes closures and places even more pressure on the fewer open sites. Unsheltered persons put pressure on restroom facilities, but like any other resident they also value clean and safe facilities. The PSJ December 2022 report contained interview results from homeless users of downtown facilities, which highlighted “the limitations and challenges of existing public restroom facilities” and “emphasized the need for both more public restrooms as well as improved cleanliness, safety...”⁴¹

The GJ identified that holding private entities accountable for siting new restrooms, in accordance with community plans and City policy, is difficult. The financial burden for

⁴¹Public Restroom Access in Downtown San Diego, Project for Sanitation Justice, Megan Welsh Carroll et al, Dec 2022, <https://drive.google.com/file/d/1pnUDgjsUvN7mTUvvhbXQhcTE0JTxFm3Vi/view>

⁴² Some facilities require users to leave belongings outside the restroom, call an attendant, spend ten minutes or less in the stall, and other restrictions.

maintenance seems to be a primary reason that private entities are not eager to have public restrooms designed into their projects. Faultline Park is an example of how financial responsibility for a public restroom, which was part of the development agreement, quickly passed to a business tenant who became overwhelmed by maintenance duties and cost. There are frequent complaints about the lack of access to this restroom prompting further investigation of the site, which revealed that the current Faultline Park restroom is always locked and only available by calling a posted number and waiting for a security guard. Although most public-private partnerships have not proved to be a solution thus far, downtown residents and business/advocacy groups believe there are models that could work and are willing to engage in finding solutions.

Many existing restroom facilities are decades old, which adds to maintenance and security issues. New designs, such as having outside sinks, self-contained permanent units not requiring sewer access, and innovative ideas for frequently vandalized items such as soap dispensers and toilet seats need to be researched and implemented as part of future planning. Similarly, new maintenance technology, like drain macerators, should be explored for their utility in reducing cost and reducing restroom downtime.

The use of portable restrooms (i.e., port-a-potties) is also a controversial issue. Business owners and residents dislike having these placed near their locations, even during public health emergencies, due to their ugliness and public perception. However, some government officials consider permanent port-a-potties essential from a maintenance and security perspective in some locales.

The GJ investigation revealed that cost is a primary reason the public restroom issue has not been comprehensively addressed. It was expressed that many other priority issues demand government funds, that permanent public restrooms require continual and expensive maintenance and security expenditures, and that new facilities are expensive to design and construct. At the same time, this investigation revealed that that portable restroom rentals are a significant current cost, that being reactive to the hepatitis and other public health outbreaks had been extremely costly, and that older restroom facilities need replacement.

GJ investigation revealed that while lack of restrooms may not have been the originating event in the 2017 hepatitis A or 2022 shigella outbreaks, it was a cause of continued spread. Some noted that when the City and County came together to provide more restrooms and sanitation, among other interventions, a downturn ensued in the number of cases and further loss of life (for hepatitis A).

During this investigation the issue of vandalism and how to balance security with public access was raised repeatedly. Vandalism and public misuse of restroom facilities (e.g., for illicit activities) was cited as producing staff fatigue and demoralization, and as a main reason for public pushback on adding new public restrooms. This issue has also led to limiting the hours that some restrooms are open and adding key-required access to others. Perspectives on how to

best provide security at restrooms varied from using armed security guards, to relying on innovative design elements, to hiring persons with lived experience as restroom attendants.

Publicizing Available Restrooms in Downtown San Diego

Public restroom signage in the downtown area remains inadequate. This is a long-standing issue and reasons for lack of progress are unclear. Downtown businesses support physical signage for restrooms since they regularly receive public inquiries. Ideas like adding QR codes or other restroom information to existing downtown wayfinding signs seem easily adoptable and adding bathroom information to the signs would not be insurmountable. City municipal codes are restrictive and complicate adding signage in public rights-of-way. However, downtown groups expressed interest in developing improved physical signage if costs were offset and facilitated through the approval process by the City. There are examples of excellent restroom signage in tourist heavy areas like Seaport Village and in the City of Coronado, which could be used as models beyond tourist-focused areas.

The City's restroom website is a simple method to help individuals locate a public restroom using their mobile device. The GJ found, however, that the site is not kept fully up to date. Improving the accuracy and type of information on the website is a small matter but it would require collaboration with the County, and other entities that have public restrooms, to assure their most up to date information was also reflected.

Criminalization

Criminalization of basic human functions is another aspect of inadequate restroom availability. In the City of San Diego, between July 2020 and July 2022, there were 413 citations for Municipal Code 55.60 violations, 27% in the downtown area. The violations especially burden unsheltered persons who can lose opportunities for sheltering and other services by having these violations in their record. While not all incidents and violations would be addressed by adequate restrooms, this could be an important factor.

Finding Solutions

Bringing together the many groups and agencies that have interest in the public restroom issue would add value and perspective for the City. Community groups could assist with reaching out to downtown businesses and residents to garner support for expanding public restroom capacity.

The Clean and Safe program is already a model for how a community group representing private businesses can work with the City to affect enhancements of the downtown environment. Academic institutions could help develop metrics, perform economic assessments, research innovative designs, and explore public opinion. Advocates for unsheltered persons and individuals with lived experience as an unsheltered person could provide perspectives on effective restroom design, security considerations, and staffing. The County, Port, and the Metropolitan Transit System could share their experience with cost tracking, infrastructure resource acquisition, and design innovations.

It was identified that the City, the County, and Port had previously partnered to create the City’s interactive restroom map and could renew joint efforts to assure up-to-date information is maintained. Importantly, the group could also work to mobilize resources from a variety of sources including government, private business, and infrastructure grants. Currently, the City is promoting state legislation to permit pay-toilets, banned for the past 50 years, to offset some of the cost of public restrooms.⁴³ While not likely to be a part of a near-term solution, this type of leadership is precisely what the GJ calls on the City of San Diego to undertake to creatively address the persistent issue of inadequate public restrooms in America’s Finest City.

FACTS AND FINDINGS

Fact: Access to a restroom is a basic human need.

Fact: The local government agencies maintaining public restrooms in downtown San Diego are the City of San Diego, the County of San Diego, and the Port of San Diego.

Fact: There are not enough public restrooms in the downtown San Diego area.

Fact: The cost of construction, security and maintenance of public restrooms are among the top concerns of the City of San Diego, the County of San Diego, and the Port District of San Diego when considering additional facilities.

Finding 01: Current restroom facilities in the downtown San Diego area are inadequate to provide 24/7 public access.

Finding 02: There is no comprehensive plan for restroom siting or assuring best practices are instituted for current and future restroom facilities in the downtown San Diego area.

Fact: Academic institutions, such as SDSU and UCSD, have capacity to engage with government and to assist in development of data-driven plans for restrooms.

Fact: Downtown groups representing businesses, residents and economic development have interest in working with government to develop workable plans for downtown public restrooms.

Fact: Advocacy groups for unsheltered populations have lived experience that add value to planning for access to public restrooms.

⁴³ San Diego leaders looking to lift state ban on pay toilets, CBS 8 San Diego, Jan 23, 2023, <https://www.cbs8.com/article/news/local/san-diego-looking-to-lift-state-ban-on-pay-toilets/509-e29e4ecd-60f4-4bc4-b019-e51036eebf1f>

Fact: The last effort to bring together a wide array of stakeholders on the issue of downtown public restrooms was in 2013.

Finding 03: The City has not recently brought together partners including academia, private business groups, community associations, or homeless individuals/advocates to explore solutions for better access to public restrooms.

Fact: The 2009-2010 GJ report, *Homeless in San Diego*, warned of disease outbreaks due to lack of adequate public restrooms,

Fact: Poor sanitation is linked to spread of several infectious pathogens and has been cited as contributing to the hepatitis A and shigella outbreaks since the last Grand Jury report.

Fact: The hepatitis A outbreak in 2017 was a factor in the deaths of twenty people.

Fact: The hepatitis A outbreak cost over \$12 million dollars and required ad hoc sanitation equipment rental, enhanced environmental cleaning and other costs.

Finding 04: Adequate public restrooms may help mitigate outbreaks such as hepatitis A, shigella, and COVID-19.

Fact: Access to convenient, safe, and well-maintained restrooms in the downtown area is important to tourists, local visitors, persons experiencing homelessness, and families.

Fact: It is difficult to locate clean, open public restrooms in downtown San Diego due to the lack of adequate signage.

Fact: The City's web-based information regarding public restrooms is not updated often enough and does not contain enough information to reflect conditions in the field.

Finding 05: Open, clean, and secure public restrooms are hard to locate throughout the San Diego downtown area.

Fact: The 2014-2015 GJ recommend, develop, fund and implement a plan for additional 24-hour downtown public restrooms, establish and implement an adequate budget for safety and maintenance, and to establish a way-finding system.

Finding 06: The City has encountered barriers in following its 1987 policy to site and encourage public restrooms in specific types of facilities in the downtown area.

Fact: Private developers are not proactively siting, maintaining, and providing safe access to 24/7 public restrooms.

Finding 07: City policies and agreements need to be followed and enforced to assure accessible and adequate public restrooms.

Fact: There is no average cost per restroom available, since different public restroom facilities have varying structures and services (i.e., security or not, city vs contract staff, maintenance needs, private agreements).

Fact: City of San Diego restroom costs are hard to evaluate since expenditures are spread over different line items and different departments.

Finding 08: The City has not performed a comprehensive economic analysis on the costs of constructing, securing, and maintaining public restrooms, which would include current costs attributable to not having adequate restrooms (e.g., sidewalk cleaning, municipal code enforcement)

RECOMMENDATIONS

The 2022/2023 San Diego County Grand Jury recommends that the Mayor of the City of San Diego and the San Diego City Council:

- 23-32: **In the first half of the 2023-2024 fiscal year, form a team of government officials, to include the County of San Diego, the San Diego Unified Port District, Metropolitan Transit System, as well as homeless services providers, representatives of downtown residents and businesses, academic institutions, and concerned members of the public to develop a comprehensive plan and budget for siting, security, maintenance, and funding of permanent public restrooms with hand-washing access in the downtown and contiguous areas of the City of San Diego.**
- 23-33: **Develop a cost-tracking system for public restroom-related expenditures including contracts, maintenance, City staffing, security, and capital outlays.**
- 23-34: **Include and enforce in all agreements with downtown and contiguous area developers, directives in accordance with the relevant community plans and City policies, including City Policy 800-07, for siting and the long-term security and maintenance of public restrooms.**
- 23-35: **Study public restroom programs in other U.S. cities, and in other countries, to provide best practices and lessons learned for San Diego planning and implementation including adoption of new restroom design and innovative technologies.**
- 23-36: **Develop or enhance physical signage to direct the public to available restrooms which includes the following:**

- **Standardizing signage elements throughout the downtown area via collaboration with the County, Port, MTS and other relevant partners.**
- **Adding resources for sign development and maintenance in contracts with partnering groups and working with them to facilitate approval for new signs.**

- 23-37: Enhance the City restroom/hand-washing wayfinding system to direct the public to available restrooms, which includes the following:**
- **Regularly updating the City’s restroom website information, including days/hours of operation and points of contact for problems with usage.**
 - **Assure access in at least English and Spanish.**
 - **Leverage existing wayfinding systems, e.g., MTS PRONTO application.**
- 23-38: Explore and create financial incentives or other innovative mechanisms for business owners to make their restroom facilities available to all persons upon request.**
- 23-39: Explore mechanisms to fund public restroom infrastructure including development impact fees.**

REQUIREMENTS AND INSTRUCTIONS

The California Penal Code §933(c) requires any public agency which the Grand Jury has reviewed, and about which it has issued a final report, to comment to the Presiding Judge of the Superior Court on the findings and recommendations pertaining to matters under the control of the agency. Such comment shall be made *no later than 90 days* after the Grand Jury publishes its report (filed with the Clerk of the Court); except that in the case of a report containing findings and recommendations pertaining to a department or agency headed by an elected County official (e.g. District Attorney, Sheriff, etc.), such comment shall be made *within 60 days* to the Presiding Judge with an information copy sent to the Board of Supervisors.

Furthermore, California Penal Code §933.05(a), (b), (c), details, as follows, the manner in which such comment(s) are to be made:

- (a) As to each grand jury finding, the responding person or entity shall indicate one of the following:
 - (1) The respondent agrees with the finding
 - (2) The respondent disagrees wholly or partially with the finding, in which case the response shall specify the portion of the finding that is disputed and shall include an explanation of the reasons therefor.
- (b) As to each grand jury recommendation, the responding person or entity shall report one of the following actions:

- (1) The recommendation has been implemented, with a summary regarding the implemented action.
 - (2) The recommendation has not yet been implemented, but will be implemented in the future, with a time frame for implementation.
 - (3) The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a time frame for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of the public agency when applicable. This time frame shall not exceed six months from the date of publication of the grand jury report.
 - (4) The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation therefor.
- (c) If a finding or recommendation of the grand jury addresses budgetary or personnel matters of a county agency or department headed by an elected officer, both the agency or department head and the Board of Supervisors shall respond if requested by the grand jury, but the response of the Board of Supervisors shall address only those budgetary or personnel matters over which it has some decision-making authority. The response of the elected agency or department head shall address all aspects of the findings or recommendations affecting his or her agency or department.

Comments to the Presiding Judge of the Superior Court in compliance with the Penal Code §933.05 are required from the:

<u>Responding Agency</u>	<u>Recommendations</u>	<u>Date</u>
City of San Diego, Mayor	23-32 through 23-39	7/24/2023
City of San Diego, City Council	23-32 through 23-39	7/24/2023

Increase in Public Restrooms & Cleaning Efforts

Source: Voice of San Diego Investigative Reporter Lisa Halverstadt
Public Restrooms added:

- 10th- west side of Broadway & C
- Park & Broadway
- E & F/7th & 8th
- 15th & F
- 15th & K
- 14th & Park
- 17th & Logan Ave
- 2nd- east side of Cedar & bridge
- W Grape & State
- 18th & Commercial
- 16th & National Ave
- Island- between 19th & bridge/17th
- 10th & G

Increase in cleaning efforts:

On street sanitation, crews were already out five days per week cleaning entire block faces following encampment abatements. Three of the days focused on Downtown, the other days may include areas beyond Downtown. Additionally, the City does spot treatments, responding to reports of unsanitary conditions, and this has a 24-hour response time.

In response to the County's latest direction to increase sanitation efforts, the City has increased the frequency of cleaning to twice per week at several corridors identified by the County based on their tracing of hepatitis A cases. These corridors amount to an additional 70 block faces.

Social Media Report

[Click here to go back to top](#)

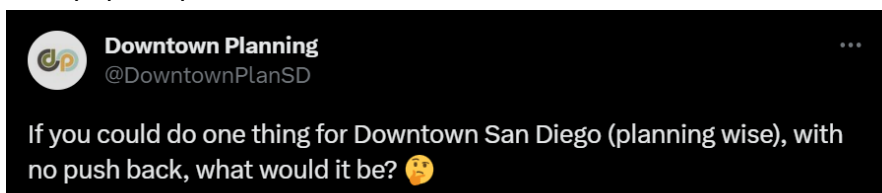
Followers and Impressions gained from 5/17 to 6/12:

- Instagram
 - 114 Followers
 - 1,144 Impressions
- TikTok
 - 10 Followers
 - 315 Impressions
- Twitter
 - 18 Followers. Total: 480
 - 11.4k Impressions
- Total:
 - 142 followers gained, Total: 604
 - 12.8k Impressions

Notable figures who followed our instagram account:

- Mayor Todd Gloria
- County Chair Nora Vargas
- Council President Sean Elo-Rivera
- Councilmember Stephen Whitburn
- Downtown San Diego Partnership CEO Betsy Brennan
- SANDAG
- City Center BID
- CHARG
- And many residents + local businesses.

Most popular post:



- Dozens of people shared their visions for Downtown and many interacted with each other's thoughts.
- This tweet garnered over 370 engagements.

Activating BOSA's 10th & G Surface Parking Lot

DCPC conditionally approved BOSA's conditional use permit for a temporary surface parking lot on 10th & G (the empty lot behind Grocery Outlet) with a unanimous vote. The conditions included that BOSA must not oppose activation on the site, must improve the physical infrastructure of the site, and will work with community groups to activate the site. BOSA's Director of Legal sent us a letter to affirm that commitment. DCPC's official statement to the decision can be found on the next page.



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CUP APPLICATION FOR TEMPORARY PARKING LOT

Attn: Downtown Community Planning Council, San Diego

Manny and DCPC Team,

Thank you for taking the time to hear our presentation during the DCPC meeting last week on Wednesday, wherein we presented our CUP Application to the City of San Diego for a temporary surface parking lot on G Street between 10th and 11th in East Village that will operate for 2 years.

This letter is to articulate our commitment to activating the site (and ensuring our property management or parking management company does not object or interfere with any activation). We will have open lines of communication with the community and community groups (e.g. EVA, EVRG, DSDP, DCPC, etc) and will work to inform them of activation of the site. We also plan for site improvements to the site, including but not limited to addressing lighting and neglected trash cans on the block, as well as adding (as permissible) art to the surrounding utility boxes. We are also looking into the feasibility of adding tree grates to neglected tree pits on the block. As we are still in the early stages of this CUP Application, we anticipate having more details about activation and site improvements in the coming months and will continue to keep DCPC apprised as we have more information.

In the meantime, we thank you again for DCPC's approval and support of our temporary use. Should you have any questions along the way, please do not hesitate to reach out.

Ashley Chamberlayne

Ashley Chamberlayne
Director of Legal, Bosa Development



Downtown Community Planning Council San Diego

Dear San Diego Development Services Department, Planning Department, and City Council,

The Downtown Community Planning Council (DCPC) is the City's official planning group for Downtown. DCPC's board consists of locally-elected residents, businesses, and community organizations who advise the City on land use in Downtown and weigh in on permits.

In March, DCPC unanimously voted to conditionally approve Bosa Development's conditional use permit (CUP) for a temporary surface parking lot on the Southeast corner of 10th & G (PRJ-1078930).

The conditions were that Bosa Development (Bosa) commit to the following:

- Bosa will activate the site.
- Bosa's property and/or parking manager will not object to activation.
- Bosa commits to site improvements.
- Bosa will have open lines of communication with community groups (e.g., EVA, EVRG, DSDP, DCPC, etc.) and work collaboratively with them to inform activation on the site.
- Bosa will have interim parking for 2 years only.

Bosa Development's Director of Legal, Ashley Chamberlayne, sent DCPC a letter (on the next page) to affirm that Bosa Development commits to the conditions save the condition regarding the 2-year limit. DCPC understands the time limit for the surface parking lot will ultimately be decided by the City, and whatever the limit may be Bosa Development will follow it.

We urge the Hearing Officer and relevant City Staff to conditionally approve the CUP as well, with the conditions being the same as those outlined above by DCPC.

DCPC has previously voted to deny CUP approval for surface parking lots since they lower the quality of life of urbanized centers. However, the area around 10th & G is not as developed or densely populated as other areas in Downtown. Furthermore, this CUP would not involve the demolition of homes in order to build the surface parking lot (as previous CUPs have). Lastly, we recognize the potential to activate the site and recognize Bosa Development's willingness to be a community partner in this endeavor.

We thank City Staff for being a great partner in planning and developing Downtown San Diego. We appreciate City Staff for always holding our decisions with great weight. Finally, we would like to thank Bosa Development for being an active and collaborative member of our vibrant Downtown Community.

Warm Regards,

Manny Rodriguez
Executive Chairperson
Downtown Community Planning Council